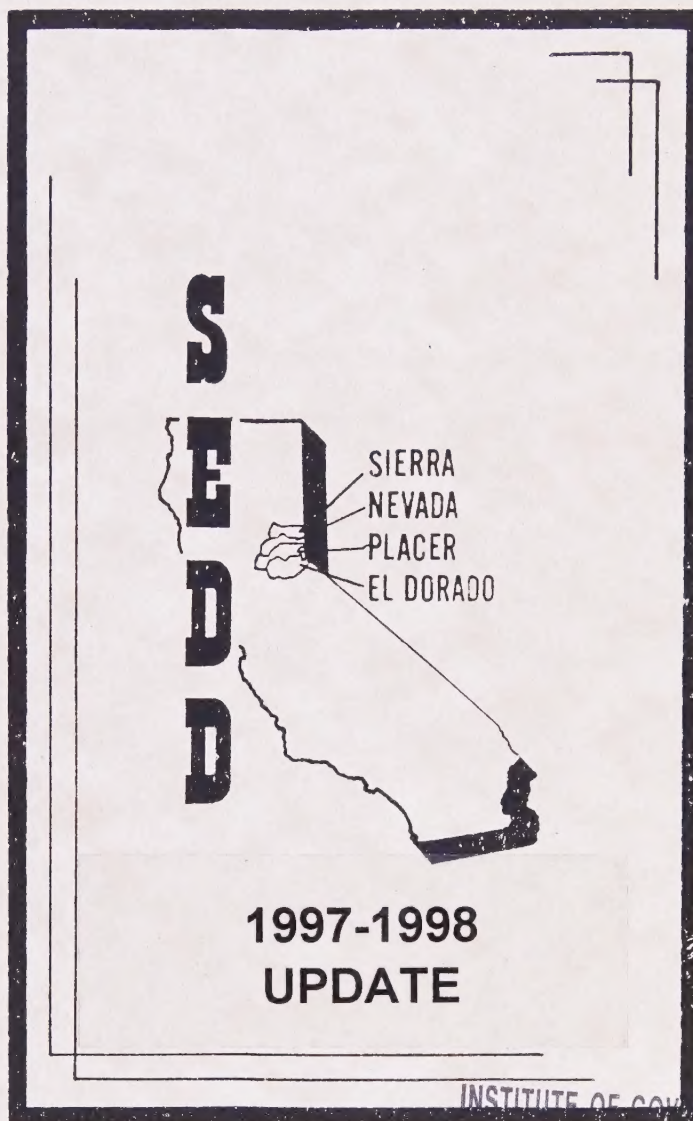


OVERALL ECONOMIC DEVELOPMENT PROGRAM



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SUMMARY

The 1997-98 Overall Economic Development Program (OEDP) update reconfirms the basic goals and objectives that were established in the 1993-94 comprehensive review of the Sierra Economic Development District (SEDD). The implementation plan which guides the District activities has been reviewed and updated to eliminate completed activities and to include new projects.

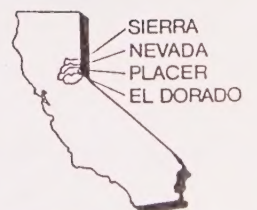
This written plan is the result of considerable input and discussion from SEDD Board members, regional economic development professionals and interested citizens. It reflects the transition the area is experiencing because of growth and changes in both the nation and the state.

Economic Development is described as the process of creating wealth through the mobilization of human, financial, physical and natural resources to generate marketable goods and services. Through comprehensive strategic planning, it is possible to maximize utilization of local resources while minimizing local constraints in order to achieve a healthier local economy.

The goals and strategies outlined in this OEDP will guide the SEDD Board in its overall mission to alleviate unemployment and underemployment while preserving the quality of life in the Sierra Nevada. The plan should also facilitate the coordination of efforts between the various economic entities in the region.

Funding for this report and SEDD professional staff is made available through a planning grant (07-05-11012-97) awarded by the U.S. Department of Commerce, Economic Development Administration. EDA funds are matched by contributions made by the four participating counties of El Dorado, Nevada, Placer and Sierra.

ORGANIZATION AND MANAGEMENT



ORGANIZATION AND MANAGEMENT

I

The Sierra Economic Development District (SEDD) was established in 1969 by a Joint Powers Agreement between the counties of El Dorado, Nevada, Placer and Sierra. In 1970 the District was certified by the Economic Development Administration as the regional economic development organization for the four counties.

Currently, the Board of Directors has fifteen members: nine elected officials, five private sector representatives and one member at-large appointed by the Joint Powers Authority to represent the ethnic diversity of the District.

Seven new representatives have been added to the board of directors since the June 1996 Overall Economic Development Program update. These new representatives are:

- | | |
|-------------------|---|
| El Dorado County: | <ul style="list-style-type: none">♦ Mary Carlton, Small Business Consultant replaced Chuck Connell as a Private Sector candidate♦ Sid Davis, Georgetown Divide RC&D replaced Vanetta Threlkel as the elected representative for the Agriculture Commission |
| Placer County: | <ul style="list-style-type: none">♦ Kathy Sands, Auburn City Councilwoman and Vice President of Placer Savings Bank has been appointed to represent Placer Cities (per the adopted City Rotation schedule) replacing O. C. Taylor♦ James Williams, Placer County Supervisors replaced Rex Bloomfield |
| Nevada County | <ul style="list-style-type: none">♦ Sam Dardick, Nevada County Supervisor replaced Fran Grattan as the county elected seat member♦ Linda Stevens, City of Grass Valley Councilwoman replaced De Mautino representing Nevada County Cities |
| Sierra County | <ul style="list-style-type: none">♦ Bill Nunes, Supervisor, appointed, filling a vacant, elected representative seat |

As of publication, there were two vacant private sector seats: one in Nevada County and one in Placer county.

The changes in Board Members resulted in new officers and committee assignments. As of February 1997, the Executive Committee of the Board of Directors consists of:

John Nerwinski, President of SEDD & Chairman of Sierra Planning Organization

Adam Baquera, Vice President

Milt Gottardi, Secretary/Treasurer

Standing Committee membership is as follows:

OEDP COORDINATION COMMITTEE

Walt Shultz

Mary Lynn Carlton

John Nerwinski

Sam Dardick

Bill Nunes

PERSONNEL COMMITTEE

Linda Stevens

Don Evans

Gary Ranz

Adam Baquera

BUDGET COMMITTEE

Adam Baquera, Chairman

Milt Gottardi

Gary Ranz

Carl Wolff

TECHNICAL ADVISORY COMMITTEE

Dave Bloch, Chairman

Kathy Sands

James Williams

Sid Davis

LOAN ADVISORY STANDING COMMITTEE

Adam Baquera

Carl Wolff

Don Evans

Several local community members also serve on Loan Advisory Boards, as needed.

The attached SEDD Board of Director's chart lists the principal economic interests that are represented by members. In addition, SEDD members are also actively involved in the following organizations and committees:

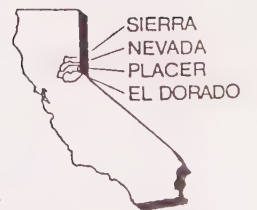
- Nevada County Economic Resource Council
- El Dorado County Transportation Commission
- Nevada County Transportation Commission
- Nevada County Business Association
- Placer County Transportation Planning Agency
- Sierra County Economic Council
- El Dorado County Economic Providers Network
- Farm Bureau
- Hospital Board
- Various Chambers of Commerce

The Sierra Economic Development District Board of Directors is served by professional staff whose offices are located in Auburn California. SEDD staff consists of:

- Betty Riley, Executive Director
- Andrew Reid, Assistant Executive Director
- Robbin Barnes, Administrative Assistant
- Pauline Moreno, Information/Data Coordinator

The Board also provides partial funding for Mary Wollesen, Manager of the Sierra College Small Business Development Center. The Sierra College SBDC provides free one-on-one business counseling to small businesses in the region.

PAST DEVELOPMENT EFFORTS



PAST DEVELOPMENT EFFORTS

II

The following is a summary of economic development activities and accomplishments during the past year.

A. ECONOMIC DEVELOPMENT PLANNING AND COORDINATION

- After over five years of input and debate, the El Dorado County Board of Supervisors formally adopted the County's General Plan in December 1995. Included in the plan is an Economic Development Element that designates the Economic Development Providers Network (EDPN) as the lead county economic development planning group with the County Chamber of Commerce the lead agency. Efforts are now under way in El Dorado County to further define an economic development action plan. Andrew Reid, Economic Planner, attends El Dorado County Chamber Business Development Committee meetings to ensure SEDD's involvement. The Chamber has hired a full-time Economic Development Director to concentrate on business attraction for rapidly growing western portion of the county. SEDD works with the more rural unincorporated areas of the county to assist in their development of economic development strategies, consensus building and the acquisition of growth capacity through infrastructure improvement and funding.
- In Nevada County, the Board of Supervisors approved three years funding for the Nevada County Economic Resource Council (NCERC). Consequently, NCERC hired Nevada County's first ever Economic Enhancement Director and secured funding commitments from various public and private entities for the launching of a full-time economic development program. SEDD's executive director sits on the NCERC council as a board member.
- Andrew Reid, Assistant Director and Regional Economic Planner, is active in the Tahoe/Truckee Regional Economic Coalition (TTREC). Mr. Reid has been appointed to the TTREC board and is also active on numerous committees. He serves as Vice-Chair of the TTREC sponsored Leadership Tahoe-Truckee program which will be hosting its first class in June 1997. Mr. Reid also participates in the Truckee Chamber of Commerce Economic Development Committee meetings as an economic advisor to the group.
- In November 1996, the SEDD region hosted the Governor's Rural Development Council as the Council looked at economic and community development issues impacting the rural regions of the state.

- SEDD has coordinated activities with Sacramento Housing Redevelopment Agency in developing a regional economic development plan for the Sacramento region.
- SEDD staff has provided various amounts of statistical and geographical information to businesses and agencies throughout the region. Staff has filled for Department of Finance population estimates and 1990 census data from the Statistical Abstract. A few of the requests that have come through the office have been project/location specific with an emphasis on GIS census block information.
- In addition to participating in the planning and coordination efforts within the district, SEDD staff also plays an active role in rural development efforts happening on a national and state level. Ms. Riley serves as a board member on the National Association of Development Organizations (NADO); SEDD's Executive Director currently serves as an advisory member to the State Economic Strategy Panel as it continues its planning efforts, task force member of the California State Rural Council; and member of the California Hardwood Initiative Task Force. Mr. Reid serves as Chair of the State Rural Committee.

B. SMALL BUSINESS DEVELOPMENT

Responding to the goal of reducing barriers for the development, retention and expansion of small businesses within the district, SEDD has accomplished the following:

- Worked with a local contractor in the development of a From the Sierra (FTS) collection. FTS is conducting an outreach program to find potential small scale or home/studio based producers in rural areas. The Collection will be design driven and will use the Sierra Nevada itself as the design backbone. The project is providing design education, business education and production development to identified participants. Products will then be marketed by FTS at the wholesale level through national gift shows.
- Administered, under contract, revolving loan fund programs for the City of Auburn, City of Placerville, City of Grass Valley, and El Dorado County. A new contract with the City of Colfax has been initiated to administer their recently funded \$300,000 revolving loan fund. SEDD staff also assisted the City of Auburn in close-out of their CDBG over-the-counter loan to Marie Callenders/Holiday Inn. During 1996-97, ten CDBG loans totaling \$443,000 were made in local jurisdictions. These funds leveraged over \$2.5 million in private and or SBA guaranteed financing and will lead to the creation of over 40 jobs within the region.
- Received additional funding from the Ford Foundation to continue the Latino/Low Income Business Development project. This effort represents a collaboration between SEDD, La Comunidad Unida - a united community - located in Kings Beach and the Sierra College Small Business Development Center. This project facilitates the formation of micro enterprises in the Kings Beach/Truckee area by linking them with existing resources and providing translation services as necessary. A total of ten new businesses have started as a

result of the first three years of this project and two more are in the startup stage. With the continued Ford funding, SEDD will be expanding the Business Development program to other communities, and develop a micro-loan program for providing financial assistance to the small entities.

- Contracted with the City of South Lake Tahoe to do a Business Development Strategy and develop a loan program for the City's businesses. A Business Credit Needs survey was distributed to over 1,700 local businesses. Over 230 businesses responded to the survey and the results were tabulated and used as the basis for a CDBG Enterprise fund application for a loan program.
- Granted financial support to the Sierra College Small Business Development Center who has provided one-on-one business counseling to over 500 businesses in the counties of Placer, Nevada, and Sierra since September 1996. They have also sponsored several small businesses workshops and seminars including three presentations by Kent Burnes on increasing business competitiveness.

C. COMMUNITY DEVELOPMENT

SEDD staff has worked with several local communities in developing implementation programs and grant proposals for local community development programs. Following is a summary of that activity:

- Roseville Community Grant Program. Assistance was provided in developing and critiquing an application by a local puppet theater in developing an accident prevention program for use in Roseville schools.
- Economic Development Administration. SEDD assisted the City of Grass Valley in the preparation of a \$1million grant application for the expansion of sewer capacity to the heavily growing Whispering Pines industrial area. The added capacity will greatly facilitate job creation that was being constrained by limited infrastructure.
- CDBG. SEDD prepared an application for \$35,000 in planning/technical assistance funds for an examination of the feasibility of establishing a hotel/conference center facility in the downtown Grass Valley area.
- U.S. Forest Service. The consultant hired by the Foresthill Chamber of Commerce worked with the community to develop a Streetscape Master Plan for the historic downtown. The end product is a graphic and textual plan with suggestions for implementation. SEDD provided grant fiscal management and technical assistance as needed.

D. INDUSTRIAL DEVELOPMENT

- The Placer County Office of Economic Development has been actively pursuing the establishment of redevelopment areas in both the Sunset Industrial park area and the North Lake Tahoe area. The county office is also aggressively marketing the county to businesses looking to relocate into the Sacramento region. Recent reports show the Sacramento area (including El Dorado and Placer County) has added 16,900 jobs during the past year. Recent successes include the announcement of a new plant expansion by Oracle in the City of Rocklin. Additional large expansions include Zytac in Lincoln (a symbiotic partner with Hewlett-Packard's Roseville facility) and Mountain People's Warehouse in Auburn which will be adding another 100,000 square feet of warehousing and distribution space.
- SEDD, at the request of the County of El Dorado Departments of Transportation and Planning and the Divide Economic Committee, prepared a CDBG Technical Assistance grant application to benefit the Georgetown Airport industrial area. The grant was not funded under the 1996 Planning/Technical Assistance Allocation. The funds were to be used to conduct preliminary design and engineering work for industrial infrastructure at the Georgetown Airport. The County is considering a 1997 re-application although ongoing litigation may delay the project.
- SEDD staff has assisted Nevada County in preparation of a CDBG TA to study the infrastructure constraints at the Airport Industrial Park. The scope of work includes an analysis of existing roads, circulation, sewer, and water systems with recommendations for improvements and potential funding resources.

E. RESOURCE DEVELOPMENT

SEDD has continued to research and promote opportunities to add value to the area's natural resources. Over the past twelve months SEDD has:

- ◇ Worked with the Yuba Watershed Institute, located in Nevada County, in obtaining Rural Business Enterprise Grant funds to study the feasibility of developing a cooperative for the Production and Marketing of Certified Timber Frame Construction Products. The study will include a financial analysis and market feasibility.
- ◇ Made information available to the Quincy Library Group for an ethanol plant location study. One of the potential sites being reviewed is in Loyalton at the Sierra Pacific Industries (SPI) mill. This study is being conducted by the National Renewable Energy Labs out of Golden, Colorado who is donating \$100,000 in funds to this feasibility study.

- ◇ Working with the American River Watershed Group, developed a proposal to study the potential of an “Eco” Industrial Park at the deserted mill site in the community of Foresthill. The concept of the Eco Park is the idea that one industry’s waste can become another’s resource. The study will look at locating a small scale co-generation operation next to an ethanol plant which will in turn provide heating and electrical generation for a business park for wood producers and secondary manufacturers.
- ◇ SEDD has continued to support the California Hardwood Initiative as both a member of the Statewide Task Force and as the contact for the Sierra Nevada region. SEDD is currently looking to contract with the Trade and Commerce agency to develop a Sierra Nevada Business Network for Hardwood producers and users.
- ◇ SEDD's executive director serves as President of the High Sierra Resource Conservation and Development (RC&D) Council and vice-chair for the California Association of RC&Ds.

F. WORKFORCE DEVELOPMENT

Through its partnership with the Sacramento County Office of Education (SCOE) and the Net at Two Rivers organization, SEDD is implementing the National Telecommunications Information Infrastructure Assistance Program (TIAP) grant which is providing public Internet access to rural communities. Through a product developed by OTAN, individuals with varying degrees of reading skills are able to access information over the Internet in both audio and visual context. Volunteers are being trained to assist these individuals with the hope that, through the uses of technology, these individuals will be encouraged to improve their reading skills and their readiness for work. SEDD is also working with the Tahoe Center for Sustainable Futures and the Tahoe-Truckee Community Network to improve access to planning information, increase public participation in the planning process and remove technical barriers to use of telecommunications.

Additionally, in an effort to better link workforce training programs with economic development needs, SEDD staff serves on the Golden Sierra JTPA Private Industry Council.

SEDD is also active in the initial stages of El Dorado County’s “Job One” welfare to work program which is being formed to address the needs of individuals in transition from public assistance to private sector jobs. SEDD will play a significant role in this effort in partnership with many social service providers.

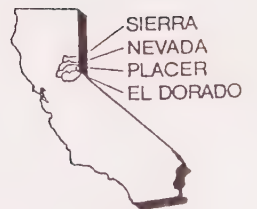
G. TOURISM DEVELOPMENT

With the sesquicentennial celebration of the Gold Rush quickly approaching, many tourist development efforts are being geared towards preparation for this event.

The Yuba-Donner Scenic Byway project was completed in July 1996. Products of this US Forest Service grant funded project include maps, brochures and a calendar of events. Also produced was an audio tape which chronicles the history of the Gold Country, walking travelers through the small communities within Nevada and Sierra County sharing experiences of the pioneers who settled the area. This project has received recognition as an Innovative Project by the National Association of Development Organizations (NADO).

Many communities in SEDD's area are working on individual events which will attempt to capitalize on the anticipated influx of tourists visiting the Gold Country for the Sesquicentennial. It is estimated that an additional 2-3million tourists will visit the region between 1998 and 2000.

THE AREA AND ITS ECONOMY



THE AREA AND ITS ECONOMY

III

A. OVERVIEW OF THE REGIONAL ECONOMY

SEDD recently completed an in depth analysis of the regions economic base.¹ The performance of the local economy was evaluated both on a county by county basis and by district subregions within the district.

Much of the SEDD region on the western slope of the Sierra is heavily influenced by demographic and economic dynamics in the Sacramento Metropolitan region. The significance of Interstate 80 as an interstate commerce and travel corridor extends the influence of the San Francisco bay area into the region's economy. Recreation and tourism, the influx of "urban refugees", urban California's reliance on the Sierra Nevada's natural resources and demographic spillover from the Sacramento metropolitan area are key external factors influencing local economic development.

So, too, is California's position in the national and global economies. After nearly five years of sub-par economic performance, California is now out-pacing the national average in job creation, new business incorporations, and exports. The acceleration of California's changing demographic profile holds implications for the northern Sierra Nevada communities, even as the region has attracted much of the flow of higher income migrants within the state. Declining average income levels and a high demand for social services within California will continue to strain state and local governmental fiscal resources.

Because of both geographic and topographic differences and different demographics, the region has several distinct economies which were analyzed in depth in the individual county Base Analyses. Basic distinctive characteristics of the subregions are as follows:

TRUCKEE/TAHOE SUBREGION

The Truckee/Tahoe Basin responds to the cyclical fluctuation in California and national destination resort markets as well as to seasonal demand in the ski industry serving northern California and Western Nevada. Spill over from the gaming industry in Nevada compliments these markets on the California side of the Tahoe Basin and moderates the effects of a seasonal recreation market.

An economic indicators report prepared by the Tahoe Truckee Regional Economic Coalition (TTREC) reveals that the Lake Tahoe tourism market consists primarily (70%) of day and

¹ Economic Base Analysis for El Dorado, Placer and Nevada Counties

overnight visitors from the State of California. The closure of State Highway 50 as a result of floods and land slides caused a 60% decline in ski revenues and overnight stays to the South shore area. Summer tourism seems to be offsetting the impacts of the winter decline, but anticipated road closures and/or delays for road repairs will further impact this very seasonal economy.

HIGH SIERRA SUBREGION

High Sierra Communities of the district, which includes the County of Sierra, remain closely tied to resource extraction and recreation industries. These sectors are heavily influenced by state and national policy affecting the predominately public land ownership in the High Sierra. The larger communities in this subregion remain largely reliant on a monoculture economy based on lumber production, an industry that is itself becoming increasingly consolidated and down sized.

The only county within the District which exhibits any significant diversification away from lumber and wood manufacturing and recreation is El Dorado County. Within the El Dorado High Sierra, agriculture services contribute 10% of the industrial base. This number reflects the vertical integration of ranch farming in the Apple Hill area outside of Camino.

FOOTHILL/VALLEY SUBREGIONS

Foothill and valley communities within the commute-shed of the Sacramento metropolitan area owe a substantial portion of their population and personal income levels to this government dominated economy. These communities have become increasingly diversified even as many retain a “bedroom community” relationship to the dominant Sacramento economy.

The foothill economy is heavily dependent on retail and services with a somewhat significant light industrial base - primarily in the Auburn and Grass Valley/Nevada City growth centers. Although the Highway 49 corridor experiences heavy tourist traffic very little of the tourist expenditures are captured, mainly due to the relative lack of overnight hotel/motel facilities. The valley economic subregion of Placer County differs significantly from the County of El Dorado. Although similar in topography and proximity to the Sacramento area, the two have pursued different development priorities.

In southwest Placer County a large complex of eight industrial companies contribute nearly 19% of the subregion’s economic base. Computer industry giant, Hewlett Packard, dominates the employment base with an estimated 3,800 employees currently working at the Roseville site. The company recently added another 200 jobs during 1996. Additionally the area supports a large retail/service industry representing a combined total of 58% of the employment base.

El Dorado County Valley region also reflects a combined retail service employment of 58% with construction employment representing another 18%. This primarily bedroom region has attracted a small manufacturing component (7.2%) to the El Dorado Hills Business Park. They

have also been successful in locating several large, back office enterprises to the El Dorado Hills area.

B. EMPLOYMENT

An evaluation of major industrial sector wage and salary employment over a five year period shows a significant decline in construction employment (12.1%) during the period of 1990 through 1995. The only other sector showing a decline in employment during that period is Federal Government, reflecting changes in Forest Service employment

On a regional basis, all other sectors showed significant employment increases. The following chart shows Job Gain/Loss by Industrial Sector for the SEDD counties. The largest percentage gain was in Wholesale employment (45.6%). Sixty-five percent of these jobs were added in Placer County and reflect the south county's advantage in being in proximity to a growing regional economy. Significant employment growth was also experienced in the services industry (35.7%) These gains were experienced in all counties, mirroring the national trends of increases in service sector employment, especially the business services.

<u>INDUSTRIAL SECTOR</u>	<u>JOB GAIN/LOSS</u>	<u>PERCENT</u>
Agriculture	50	5.9% Increase
Construction	<1,220>	12.1% Decrease
Manufacturing	1,190	9.2% Increase
Trans/Public Utilities	65	1.2% Increase
Wholesale	1,405	45.7% Increase
Retail	5,200	19.5% Increase
Services	9,245	35.7% Increase
Fire	6,100	10.0% Increase
Government - Federal	<15>	0.7% Decrease
Government - State/Local	3,170	15.6% Increase
TOTAL	19,700	17.3% Increase

Although the region as a whole experienced a 9.2% gain in Manufacturing employment during the five year period, two of the SEDD counties (Nevada and Sierra) lost manufacturing jobs during that period. Nevada County's job loss is primarily contributed to the downsizing of Tectronics (formerly Grass Valley Group) which has experience a 64% reduction in local jobs.

Sierra County lost manufacturing employment is a reflection of the decline in timber production and local wood manufacturing.

C. UNEMPLOYMENT

In spite of a 12.8% gain in the regional labor force during the period 1990 to 1995, the SEDD region still experienced increases in employment participation. Regionally, unemployment decreased from a high of 8.5% in 1992 to 6.0% in 1996. Annual average unemployment figures continued to show a decrease in unemployment within each county except Sierra County who went from a 1995 low of 9.4% to 10.9 % in 1996.

D. UNDEREMPLOYMENT

Conditions of pervasive underemployment have risen to eclipse unemployment as the crucial economic development issue within the district. The region is characterized by a very small local economic base relative to the local population. A yawning jobs to affordable housing imbalance forces many local residents to commute into the Sacramento metropolitan area and elsewhere for primary wage-earner employment. Almost one-third of all local earnings is garnered by residents commuting to work outside the District. In El Dorado County, 44.5% of all earnings by local residents in 1992 depended upon out-commuting. At the same time, high housing costs and the paucity of rental housing stock within the District limit housing options for the lower wage-earning local work force, many of whom reverse commute to affordable housing in the Sacramento metropolitan area.

Real earnings per job are an indicator of the strength of the economy and its ability to provide good jobs for its Educated youth. In the SEDD region, adjusted earnings per worker declined 8.2% from 1973-92. This period captures the previous two national business cycles as well as the recent 1990-92 recessionary period. By comparison, state and national earnings per worker during this period by comparison declined 3.2% and 5.0%, respectively. The long-term decline in local earning power ranged from a 3.9% decline in Placer County with its larger and more diversified economic base, to 36% decline in Sierra County. Earnings per worker in El Dorado County declined by 9.6% and in Nevada County by 15.9% during this period.

The gap between local and state earning power continued to widen during the recent 1990-92 recessionary period. Statewide, earnings per worker actually increased by 1.6% during this period, while earnings power within the District increased by just 0.6%. In Nevada County, earnings per worker further declined by 1.8%.

The following chart illustrated significant lower wages for workers with the SEDD region as compared to both state and national averages:

EARNINGS PER WORKER (1992)

El Dorado County	\$21,459
Nevada County	\$20,840
Placer County	\$24,301
State of California	\$29,571
United States	\$26,531

The above statistics demonstrate that the jobs gained by the local economy paid lower than already existing local jobs and certainly were not commensurate with the cost of living in the region.

E. POPULATION GROWTH

By Population, the SEDD region continues to be one of the fastest growing areas of the state, with three of the SEDD counties (El Dorado, Placer, and Nevada) being in the top ten fastest growing counties in northern California. Population estimates show an annual 2.2% increase in the District population from 1995 to 1996.

An analysis of the Component of Population Change for 1990-96 (**Appendix 6**) shows that, except for in El Dorado County, a higher percentage of population increase was due to Net Migration rather than natural increase due to births. In Sierra County, the natural population cycle declined by 15 persons. In El Dorado County, nearly 700 persons were added through natural increase with a total population increase of 500, which indicates more people left than came into the county.

Many of the people moving into the area are described as amenity migrants. The February 1993 issue of *American Demographics* cites Nevada County as being among the fifty counties in the nation with the most rapidly growing elderly population, many of them attracted by the natural beauty of the area. In a survey done by the Gallup Organization, people aged 50 or older were asked, "If you could live in any place, where would you choose?" Sixty percent idealized small town and rural areas as better places to make ends meet and to get in touch with more important values.

The higher proportion of retirees in the area contributed to the relative stability of the region during these recessionary times. In many cases retirees represent income flows that are

independent of the business cycle. Social Security payments, unlike wages, are indexed for inflation, and other pension payments are independent of business ups and downs. One aspect of the recent business cycle that affects this group is the sharp decline in interest rates, which has adversely impacted people accustomed to relatively high returns with minimal risk. With the migrating retirees comes an increased demand for goods and services without a corresponding expansion of the labor supply. The downside of this type of growth is seen in an increased demand for public services such as police and fire protection and a tendency to not support funding for public education.

Although the assumption is made that the population growth in the region is mostly due to an influx of retirees, this assumption does not tell the whole story. An analysis of the SEDD population growth by age (1980 to 1990) shows the largest increase is in the forty to forty-nine age group. This is what is commonly known as the "baby-boom" generation. This group has increased by 114.6% as compared to an overall growth rate of 47.7%.

SEDD POPULATION GROWTH BY AGE 1980 TO 1990					
AGE	1980	PERCENT OF WHOLE	1990	PERCENT OF WHOLE	PERCENT CHANGE
0-9	33,989	13%	56,724	15%	66.9%
10-19	42,257	16%	50,168	13%	18.7%
20-29	41,006	16%	42,782	11%	4.3%
30-39	42,052	16%	69,417	18%	65.1%
40-49	27,312	11%	58,612	16%	114.6%
50-59	27,859	11%	34,886	9%	25.2%
60-64	13,388	5%	17,631	5%	31.7%
65-74	19,687	8%	31,519	8%	60.1%
75-84	8,027	3%	14,780	4%	84.1%
85+	2,200	1%	4,101	1%	86.4%
					TOTAL

Many of these individuals have moved to areas such as El Dorado Hills, Granite Bay, Stanford Ranch and other communities located within a comfortable commute distance to the Sacramento area. However, other areas such as Nevada County and the Auburn area have seen a tripling of people in this age bracket. These are the individuals moving to an area where they want to live

and create their own employment. Statistics² show a steady increase in numbers of proprietors in the District. In 1991, 28.7% of all employment was proprietor employment. The steady increase in service industry jobs would also support an assumption that these entrepreneurs are finding ways to support themselves.

An analysis of Population Growth by Age in the region also shows the relative decline in individuals aged 20 to 29. Although many in this age category leave the region to further their education, many are also leaving because of a lack of affordable housing and/or job opportunities.

F. RECENT ECONOMIC ISSUES

Corporate Downsizing – The national trend of corporate downsizing and defense spending cutbacks has been keenly felt in the Sierra Economic Development District. Regardless of size, many companies tied directly or indirectly to defense spending have seen reductions in revenues and been forced to look elsewhere for diversification opportunities in order to survive. Downsizing by major corporations has also resulted in the loss of jobs in both headquarter and branch facilities. Industries of special concern include high technology, telecommunications, health care, and financial services.

Bank Mergers – Local financial institutions continue to experienced a rapid trend away from the numerous branches and local decision making which were previously prevalent. Mergers between both large and small institutions has reduced the number of players in the local market. This change has trimmed the number of branches and products available to small business. Additionally, the move away from local decision making has constrained the ability and willingness of many banks to participate actively in local revolving loan funds and has led to an increased need for local jurisdictions to develop their own expertise and creativity to administer and leverage local loan pools.

Political Revolt over Local Land Use Decisions – In Placer County, public disquiet over land use decisions in the Highway 49 corridor has led to the delay or withdrawal of several major proposed retail projects. Unrest over further development in this prime area will likely continue until such time as a workable solution to increased traffic congestion is found and implemented. This issue is also present itself in conflict between Placer County and Nevada County over a planned project in south Nevada County.

Mather Field Operations – Mather Field in Sacramento County has become a cargo hub for many delivery companies that specialize in express package delivery. Overflight of heavy cargo

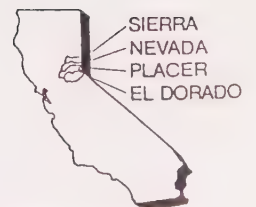
² Bureau of Economic Analysis, April 1991.

aircraft above the El Dorado Hills area has caused some local concern over noise which is being mediated by the Sierra Planning Organization at this time. The proximity of this major airport provides some opportunity for El Dorado based companies to utilize a time sensitive resource for domestic and possibly international shipping.

Union Pacific/South Pacific Merger – The recently completed merger of two of the Western United States biggest railroads has a significant economic impact upon the SEDD area, especially Nevada and Placer Counties. A substantial increase in rail traffic will result in increased traffic congestion and delays at grade crossings as well as noise impacts. Significant infrastructure will need to be constructed in order to mitigate these impacts. The merger will, however, result in expansion of rail yard operations in Truckee and Roseville and will create jobs as a result of these increases. The merger will also result in the redouble tracking of the trans-Sierra line which will allow for potential decreases in freight time and increase in mass transit opportunities via passenger rail.

Grass Valley Group – This subsidiary of the Tectronix Corporation was Nevada County's largest employer in the private sector in 1990. In 1994, the Group put its 316 acre corporate campus facility up for sale. Currently, the Group has been undergoing severe organizational and management changes which have resulted in the loss of its independent subsidy status. The company has also undergone major employment cutbacks and the relocation of many of its operations to either the Nevada City facility (in Nevada County) or to the home office in Portland, Oregon. This trend is likely to continue as the company struggles to reposition itself in the high-end video industry.

ENVIRONMENTAL ISSUES



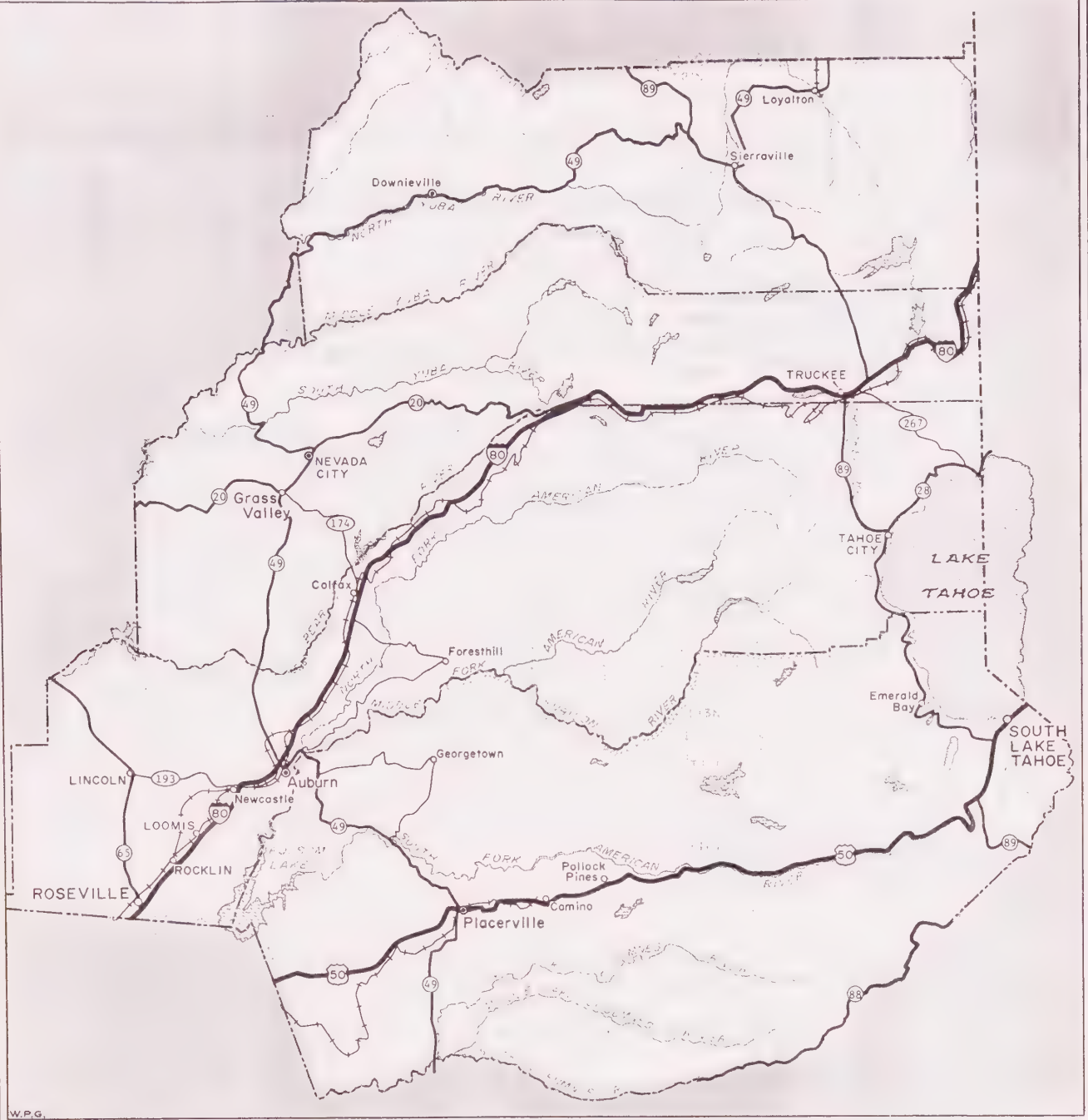
A. INTRODUCTION

This section of the OEDP presents a general physical description of the Sierra Economic Development District, including its political subdivisions, land use policies and constraints, and adequacy of physical infrastructure. This section also discusses current environmental management issues as they relate to economic development. It is EDA policy to ensure a proper balance between economic development and environmental conservation. The environmental information presented in the OEDP will assist in the identification of the environmentally sensitive issues and areas within the District that could impede or constrain development projects. This information can also help identify specific opportunities to utilize economic development tools and strategies to remedy development-limiting environmental impacts. This section has been partially updated since its original publication in 1993, however portions may still reflect draft general plan information which has since been modified.

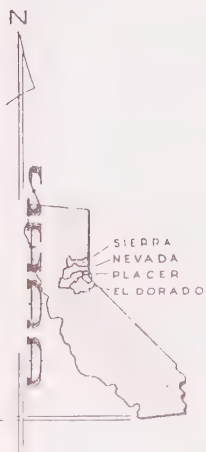
B. PHYSICAL SETTING

The Sierra Economic Development District encompasses a four-county area covering 5,091 square miles, approximately equal to the size of the State of Connecticut (see District map, next page). The four counties falling within the District include El Dorado, Nevada, Placer, and Sierra. The geography of the Sierra Nevada mountain range dominates and defines the region, bisecting all four counties. This huge uplifting of granite is about 70 miles wide and extends over 400 miles northwesterly and southeasterly in the eastern portion of California. The highest point in the District is Pyramid Peak, rising 10,020 feet in El Dorado County.

Roughly 80 percent of the District lies west of the crest of the Sierra Nevada. Approximately 40 percent lies below 4,000 feet elevation. There are four physiographic regions in the District: 1) the valley plain of the Sacramento Valley below 300 feet elevation in western Placer and El Dorado Counties; 2) the lower foothills below 2,000 feet elevation in Placer, El Dorado and western Nevada Counties; 3) the upper foothills and low mountains at elevations between 2,000 and 4,000 feet; and 4) the High Sierras with elevations above 4,000 feet. The High Sierra can be further divided into western and eastern slopes. Not all four regions are represented in every county within the District. Nevada and Sierra Counties do not have elevations below 300 feet, and Sierra County in particular is characterized by forested mountains and alpine valleys.



The Sierra Economic Development District



The District has an abundance of rivers draining from the high Sierras into the Sacramento Valley which provide hydroelectric power generation, recreation, irrigation water, and domestic potable water (see Major Drainages map, next page). The District's greatest natural resource asset is Lake Tahoe straddling the California-Nevada border. Lake Tahoe is 23 miles long and 12 miles wide, and its surface elevation is 6,228 feet above sea level. It has an average depth of about 1,500 feet and is 1,640 feet at its deepest point. The Lake Tahoe region is well known for its pristine beauty and recreational opportunities. Unfortunately, the water quality of the lake has been threatened by soil erosion from poor development practices as well as from inadequate sewage treatment. The Tahoe Regional Planning Agency was established to control development around the lake and has initiated a plan to acquire sensitive lands which, if developed, could lead to additional erosion and sewage contamination.

A significant geographical feature in the northern reaches of the District is Sierra Valley, a flat alpine valley of approximately 155 square miles, lying at an elevation of 5,000 feet, and surrounded by mountains except for the outlet of the Middle Fork of the Feather River. This is the largest valley in the Sierra Nevada range with the exception of Lake Tahoe Valley which is mostly occupied by the lake.

Interstate 80, a national east-west transportation link, cuts through the District, traversing the Sierra Nevada at Donner Pass at an elevation of 7,089 feet. Interstate 80 is the principle trade and commerce conduit between northern California and all points east.

The climate within the District is as varied as its topography. The valley and lower foothills have a temperate winter climate and hot summer. The upper foothills and mountains receive year-round precipitation of about 70 inches per year in the form of rain or snow depending upon the elevation. Generally, the summer months are dry at lower elevations and in the valleys (see Precipitation map, previous page).

The foothill region between 1,000 to 3,500 feet elevation offers one of the most pleasant climates available in California, with four distinct seasons, generally above the valley fog yet below the snow line. The climate and rural lifestyle to a large degree account for the continued population growth occurring within the District.

C. POLITICAL GEOGRAPHY

1. LOCAL LAND USE AUTHORITY

Four counties comprise the Sierra Economic Development District. Nevada, and Sierra are General Law counties and Placer and El Dorado are Charter counties. There are a total of twelve incorporated cities, with the town of Truckee formally incorporating in March 1993.

SIERRA ECONOMIC DEVELOPMENT DISTRICT - MAJOR DRAINAGES -

A MODEL DISTRICT FOR CALIFORNIA

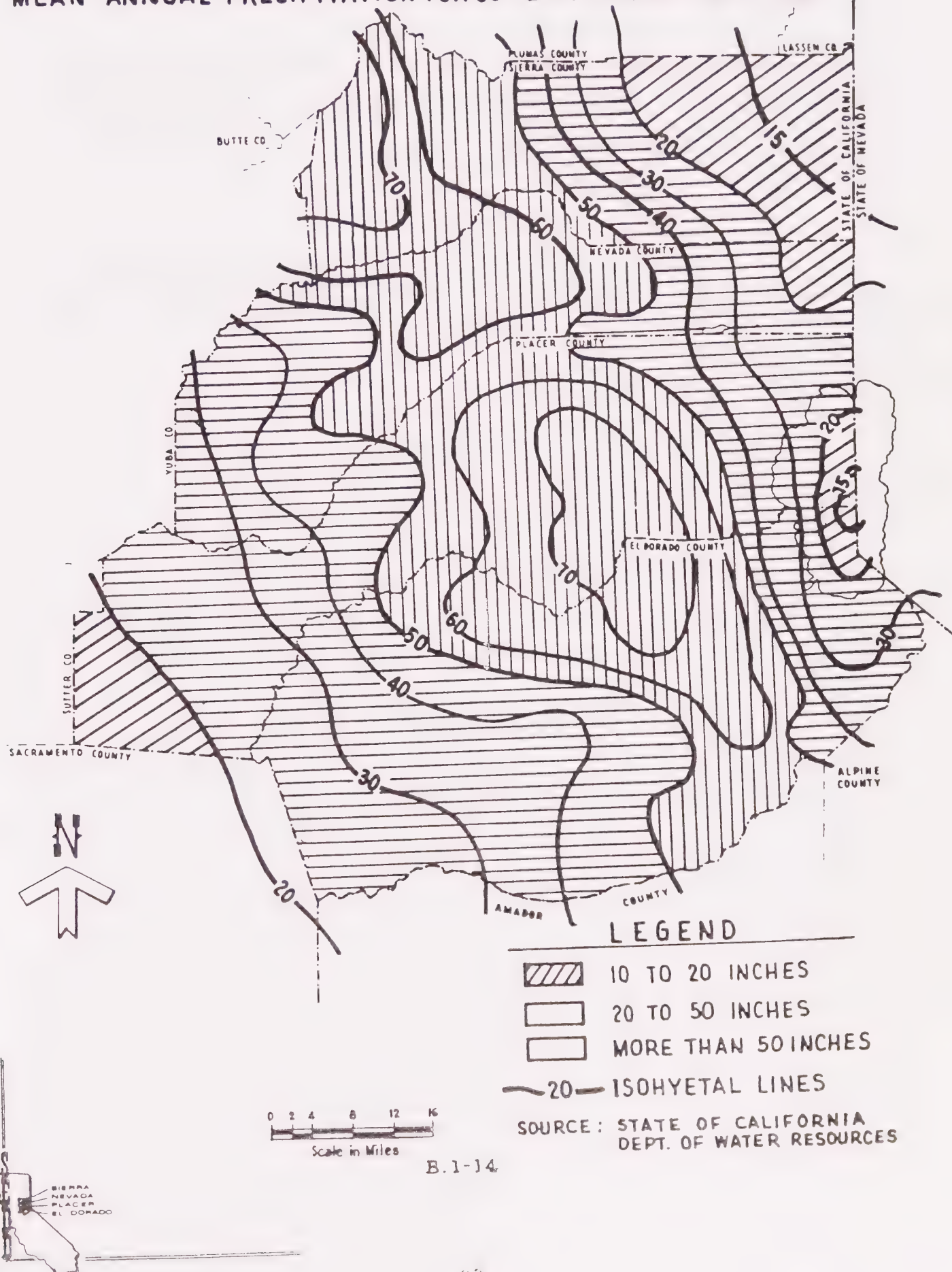


B.1-12

SIERRA ECONOMIC DEVELOPMENT DISTRICT

A MODEL DISTRICT FOR CALIFORNIA

MEAN ANNUAL PRECIPITATION FOR 50 YEAR PERIOD: 1897-1947



B.1-14

These are listed in Table 1 (next page). All cities in the District are General Law cities except Grass Valley, Truckee and Roseville which are Chartered cities.

There are over 137 special districts and two irrigation districts, all organized under State law for the purpose of providing municipal functions such as water, sewer treatment, parks, fire protection, etc. Other units of local government within the District include 55 school districts, including 40 elementary school districts, six high school districts, five unified elementary school districts, and four junior college districts.

Table 1
Incorporated Cities Within the District

El Dorado County	Nevada County	Placer County	Sierra County
South Lake Tahoe	Nevada City	Auburn	Loyalton
Placerville	Grass Valley	Colfax	
	Truckee	Lincoln	
		Loomis	
		Rocklin	
		Roseville	

There are many unincorporated communities within the District in all four counties. These unincorporated towns and villages look to county government and special purpose districts to provide public facilities and services.

2. STATE AND FEDERAL LAND USE AUTHORITY

Public land ownership accounts for a significant amount of the District's total land area. Federal and state lands are generally not subject to the policies and plans adopted by local governments. Land use decisions and resource management within National Forests are outside local jurisdiction, though the U.S. Forest Service seeks local input on major land use and policy decisions. The Forest Service has prepared Resource Management Plans for each national forest within the District. These management plans detail, among other things, how the resources within the forest will be managed, used, and preserved for the next 10 to 15 years. The management plans stress "multiple use" strategies that encourage the economic use of resources within the forest. Such resources include timber, water, and mineral resources, as well as recreation.

The Bureau of Land Management (BLM) administers federally owned lands within the District which do not fall under the administration or jurisdiction of any other federal agency. The BLM is primarily involved in acquisitions, exchanges, and/or donations in order to consolidate land holdings along river corridors and other sensitive habitat areas. The BLM serves as facilitator of

these transactions and then turns the lands over to an organization such as the Land Conservancy for actual long-term management. The BLM administers lands within the District according to its western region management plan.

State parks and wilderness areas account for the bulk of lands owned or managed by the State of California. The California Department of Parks and Recreation administers state park lands within the District, as well as federal lands under agreement with the Bureau of Land Management.

D. LAND USE ISSUES

County governments within the District are responsible for land use planning within the unincorporated areas of each county. There are twelve incorporated cities within the District which are responsible for land use planning in their respective jurisdictions.

1. COUNTY GENERAL PLAN UPDATES

At the present time three of the four counties in the District have adopted new general plans. Sierra County anticipates approval of their new plan within the year. The overall general plan goals for each county are highlighted below.

El Dorado County -- The El Dorado County General Plan adopted January, 1996 outlines the following vision for future growth in the County:

1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resources values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.
2. Where appropriate, encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.
3. Make land use decisions in conjunction with comprehensive transportation planning and pursuing economically viable alternative transportation modes, including light rail. Adopt a Circulation Element providing for rural and urban flows that recognize limitations of topography and natural beauty with flexibility of road standards.
4. Promote better balance between local jobs and housing by encouraging high technology activities and value added activities tied directly to available resource based industries such as the timber industry, tourism, agriculture, mining, and recreation.
5. Increase the amount of affordable housing by providing a variety of housing types and encouraging residential projects to reflect affordability in light of the existing local job base and/or infrastructure.

6. Encourage efforts to locate a four-year college and support the ability of elementary, middle, and high schools to keep pace with population growth.
7. Improve and expand local park and recreational facilities throughout the County.
8. Recognize that the General Plan is a living document which must be updated periodically, consistent with the desires of the public, and provide for public involvement in the planning process.

Nevada County -- The Nevada County General Plan, formally adopted in November, 1995, identifies the following central themes used in preparing the plans goals and objectives:

- ◆ Fostering a rural quality of life;
- ◆ Sustaining a quality environment;
- ◆ Development of a strong diversified, sustainable local economy; and
- ◆ Planned land use patterns will determine the level of public services appropriate to the character, economy and environment of each region..

Supporting themes were defined to further articulate the vision of Nevada County's future. The supporting themes are as follows:

- 1) Reduce dependence on the automobile by clustering future growth.
- 2) Encourage the creation and enhancement of communities by providing for diverse and viable centers for those areas.
- 3) Provide urban services only in areas with sufficient land use intensities or population densities.
- 4) Ensure that intensive growth will only be allowed concurrent with the provision of needed services, to include, participating in financing, public studies programs, phased construction projects, or phased construction projects that enhance public benefit.
- 5) Ensure the long term quality of natural resource values at the same time ensuring the sustainability of agriculture, logging and mining activities.
- 6) Minimize conflicts due to incompatible land uses.

Placer County -- The Placer County January 1993 General Plan Update Issues and Options Report describes three conceptual land use alternatives for the pattern of future development in the county: 1) directing new urban growth to the incorporated cities in the county, including currently unincorporated areas within city spheres of influence, rather than in unincorporated areas; 2) promoting new growth in established unincorporated communities within and immediately adjacent to existing developed areas and away from environmentally sensitive areas; and 3) identifying an area or areas suitable for the establishment of new urban development, emphasizing "neo-traditional" planning principles (i.e., compact pedestrian- and transit-oriented

communities). These three alternative land use scenarios are intended to solicit policy direction from the County Board of Supervisors on key issues to be addressed in the general plan update.

Sierra County -- The Sierra County July Draft General Plan identifies five fundamental goals: 1) maintaining the county's rural character and quality of life, 2) defending important natural features and functions, 3) fostering compatible and historic land uses and activities which contribute to a stable economy, 4) promoting a land use pattern characterized by rural clusters amid open land, and 5) providing comprehensive land use policy regardless of ownership or governmental jurisdiction.

Much of the background information contained in the remainder of this Environmental Constraints and Opportunities chapter of the OEDP is drawn from County documents prepared as part of the general plan update process for each county. Complete copies of these General Plans are available from the individual county planning offices.

2. EXISTING LAND USES

Historically, land uses within the District have been linked to resource extraction and agriculture production, including gold mining, timber production, orchards and some row crops, livestock production, public works (particularly water projects), and railroads.

General plan documents for each county identify current or projected land uses within unincorporated areas (Table 2, next page). The El Dorado County General Plan Baseline Conditions Report identifies *existing* land use acreage within 24 area plans covering the western slope of the county. The land area encompassed by these area plans represent approximately 45 percent of the total acreage in the county. The Nevada County General Plan provides *projected* land use acreage at buildout based on population growth and land use assumptions contained in the general plan. The Placer County Draft General Plan Background Report does not estimate existing land use acreage other than forest and farmland. For Placer County acreage estimates, total acreage within existing zoning classifications were used. These figures do not represent an approximation of existing land uses, but give some indication of the potential total acreage for each use at buildout under the adopted 1967 Placer County General Plan. The Draft Sierra County General Plan identifies *existing* land use acreage.

Table 2
Estimated Land Uses in Unincorporated Areas of District

Land Uses	Estimated Acreage Within Counties ¹				District Totals
	El Dorado ²	Nevada ³	Placer ⁴	Sierra ⁵	
Residential	355,362	33,000	141,764	1,569	735,285
Seasonal Res	n/a	n/a	n/a	2,216	2,216
Commercial/Off	2,886	580	3,437	98	8,756
Industrial	3,924	760	4,886	921	13,076
Forest	546,000	188,000	481,276	533,776	1,895,937
Ag/Farmland	127,580	332,000	199,623	41,721	425,280
Public/Util	614	3,300	n/a	141	5,755
Recreation	6,609	748	3,061	48	10,383
Open Space	64,638	29,000	13,810	1,451	118,364
Water Area	n/a	3,800	17,837	4,648	27,120
Totals ⁶	1,107,613	591,180	865,694	586,589	3,242,172

Notes:

¹ Acreage includes only the unincorporated area of each county.

² Acreage identifies existing land uses within 24 area plans as well as estimates for land uses in the remaining 55 percent of county land area.

³ Figures indicate *projected* land use acreage at buildout.

⁴ Figures are according to current zoning classifications (except Forests and Ag/Farmland, which are land use estimates) and do not indicate existing or projected total land use acreage.

⁵ Figures indicate existing total land use acreage.

⁶ Total acreage will not agree with total land area for each county.

Source: General plan update documentation for El Dorado, Nevada, Placer, and Sierra Counties.

3. LAND USE AND ZONING ISSUES

Local jurisdictions are striving to maintain a balance between land uses for residences, commerce, industry, natural resources, agriculture, and recreation. Efforts at maintaining this balance include "right-to-farm" ordinances intended to keep agriculture land from being rezoned for more lucrative residential development.

A particular concern in Sierra County is the increasing pressure to subdivide grazing lands, creating smaller and less viable ranches. A desire to protect the County's agricultural economy with special attention to the Sierra Valley floor has been expressed during the current General Plan update process.

Efforts to promote jobs/housing balance within the District must contend with job commute patterns that draw foothill residents to employment in the Sacramento and Marysville-Yuba City metropolitan areas.

Nevada County has experienced significant residential development such that, although job growth has also been significant, the actual jobs/housing balance in the county has been declining (less jobs per dwelling unit).

4. AGRICULTURE RESOURCES

Federal and state designations identify farmland considered a significant agricultural resource. *Prime Farmland* and *Statewide Important Farmland* have significant soil and irrigation characteristics. *Unique Farmland* supports high value cash crops, including orchard crops and vineyards. Farmland having *Soils of Local Importance* supports a range of agricultural activities, including food grain and other row crops, dairy operations, alfalfa and hay fields, irrigated pastures, and range lands.

El Dorado and Nevada Counties have no prime or unique farmland. Placer County has approximately 5,000 acres of unique farmland in the western part of the county consisting of mostly alluvial loamy soil. Sierra County has approximately 15,000 acres of prime farmland so designated, however the short growing season of 60 to 90 days limits the choice of crops.

The California Land Conservation Act, commonly known as the Williamson Act, is a program in which landowners can enroll their land in minimum ten year contracts with county government and receive lower property taxes based on agriculture and open space uses rather than on a higher market value. Counties within the District continue to participate in the Williamson Act, though the adequacy of the tax incentive provided by the Act has been questioned. Table 3 gives estimated total acreage included under the Williamson Act.

Table 3
Total Acreage Under Williamson Act, by County

County	Total Acreage
El Dorado	48,080
Nevada	5,935
Placer	86,400
Sierra	35,684
Source: County general plan update documents, County Assessor's Offices, and County Agriculture Commissioner's Offices.	

5. CONSERVATION AREAS

The District has no national parks; however, there are nine State parks comprising a total of 25,804 acres. There are many local parks in the District which include camping sites, picnic areas, and water recreation areas.

There are four national forests in the District: Tahoe National Forest (Nevada, Placer, and Sierra Counties), El Dorado National Forest (El Dorado and Placer Counties), and Toiyabe and Plumas National Forests which have small portions located in the District.

A 5,300 acre rare plant preserve system is under consideration in Western El Dorado County in response to development pressures. The County is exploring funding mechanisms for acquiring the land.

Conservation areas within the District that play a role in preserving natural resources include the following:

El Dorado County

Desolation Wilderness

Nevada County

Spenceville Wildlife and Recreation Area

Placer County

Granite Chief Wilderness Area/State Game Refuge

North Fork of the American Wild and Scenic River

Auburn State Recreation Area

Folsom Lake State Recreation Area

Sierra County

Hallelujah Creek Junction Wildlife Area

Smithneck Creek Wildlife Area

Antelope Valley Wildlife Area

The forests of the Sierra Nevada Mountain range are one of the habitats of the spotted owl. The spotted owl is considered an endangered species in other parts of California and a rare species in the District. Timber harvest restrictions due to the owl's habitat has caused concern from the timber industry in the District.

E. PUBLIC SERVICES

1. WASTEWATER MANAGEMENT

Each incorporated city has either its own sewage collection and treatment system or is a member of a Public Utility District (PUD) serving a larger area which would include some unincorporated areas. On-site sewage systems in the District typically serve rural, outlying, or low population density areas. Unincorporated areas not served by a PUD are strictly controlled by each county through a permit process which may or may not allow a septic disposal system to be installed. Percolation tests are required to meet county specifications before a permit is issued. Unserved areas under consideration by a developer would be addressed by planning departments as part of the permit process. Each local jurisdiction is responsible for assuring adequate capacity. The ability to finance future systems and expansions is a difficult issue for local governments.

El Dorado County -- Wastewater collection and treatment systems exist in the western half of the county and in the Tahoe Basin. The remainder of the county is unsewered, relying on on-site septic systems. Many areas of the lower western slope of the county may not be suitable for septic systems.

An on-site wastewater management program is in place for the Auburn Lake Trails subdivision in response to concern over environmental degradation from improperly designed on-site wastewater disposal.

All wastewater within the South Lake Tahoe Public Utilities District is pumped to an advanced wastewater treatment plant. No septic systems are allowed within the Tahoe Basin. The district has undertaken an expansion program to accommodate anticipated near term growth. Thirty separate mitigation measures were identified in the 1989 EIR/EIS prepared for the expansion program, including a measure limiting sewer connections to allocation limits set forth in the 1986 Tahoe Regional Planning Agency (TRPA) Regional Plan. Longer term wastewater system expansion plans are contingent upon the update of the TRPA Regional Plan for the years 1992 to 1999, and will require the preparation of a new EIR/EIS.

Nevada County--Several communities require expanded wastewater collection and treatment capabilities. Grass Valley and Nevada City are currently near design capacity. Alta Sierra is already experiencing difficulties. Expansion of the Lake Wildwood wastewater treatment plant will require significant treatment process changes and additions. The Lake of the Pines and Penn Valley communities will also need to expand their treatment capacities in the near future.

Currently, over 17,000 homes or businesses in the rural regions of the county rely on individual septic systems. This number is expected to increase significantly as the county's population reaches "build out." Poor soils within the county make the design of individual septic systems critically important in preventing groundwater and surface water contamination. Recently, a committee addressing affordable housing in the county has proposed altering local standards regarding sewage disposal to allow the use of more affordable alternative systems, including pit privies, portable toilets, and holding tanks that could be pumped.

Placer County -- Wastewater systems serving the larger communities within the county are considered to have sufficient capacity to serve some additional growth, but would need to be expanded to accommodate significantly more development. Most of the community wastewater systems in the county have implemented or plan to implement collection system remediation programs to upgrade their collection networks. According to the Preliminary Draft Placer County General Plan, "over 60 percent of the treated effluent currently generated by community wastewater systems in the county relies on surface water discharge for final disposal. Recent regulatory trends suggest that limitations may be placed on new treatment facilities proposing surface discharge. Accordingly, reclamation and reuse of treated effluent (e.g., as irrigation water) is likely to become the preferred disposal methodology. Reclamation, however, requires a higher degree of treatment and is more expensive on a per-unit basis than land or surface water discharge."

The Preliminary Draft General Plan also notes increasing evidence that the use of septic systems in some areas of the county has affected groundwater quality, specifically nitrate contamination of local aquifers. This is particularly true in some areas in the western part of the county that have elevated groundwater and poor soil percolation, and in many foothill and mountain areas of the central and eastern county that have elevated groundwater, poor or thin soils, and steep slopes.

Sierra County -- Loyalton is the only community in the county that has a wastewater treatment facility; however, treatment capacity at the facility has been insufficient for several years and the system has failed at least twice, causing discharge of untreated waste into Smithneck Creek and flooding the local elementary school with raw sewage. The City was awarded a planning grant in 1991 by the State Water Resources Control Board to study improvements to the facility. A feasibility report and negative declaration have been prepared, and the City is seeking funding for the necessary improvements.

The remainder of the county relies upon on-site septic disposal systems. In many areas, septic system failures have been common occurrences. Problem areas include portions of Alleghany, Downieville, and Sierra City and high groundwater areas around Loyalton, Sierraville, Calpine, and Sattley. Community sewer or shared septic systems may become necessary in Downieville, Sierra City, and Sierraville and perhaps other communities in the future.

2. WATER TREATMENT AND DELIVERY SYSTEMS

El Dorado County -- The El Dorado Irrigation District (EID) is the largest of five primary water purveyors in El Dorado County, its service area covering approximately 30 percent of the county. EID and the County Water Agency have estimated that demand will soon exceed firm supplies, and the district has curtailed issuing new water services until additional supply is developed. New source development is estimated to be at least three years in the future. In addition to the existing water supply constraint, there are serious flow limitations on EID's main distribution pipelines during summer high-demand periods. A computer model has been developed to help predict the impacts of potential future development on the primary system infrastructure.

The South Lake Tahoe Public Utility District relies primarily on groundwater supplies. The three separate water systems operated by the District were estimated in 1989 to have just adequate supplies to accommodate existing demand. The District has experienced intermittent well outages, and several wells have been discovered to be contaminated, causing a reduction in the supply capacity of the overall system. A well drilling program has been undertaken, and the District is investigating well head treatment and blending options to restore lost capacity from contaminated wells. Water storage has also become critical within the District, and new or relocated storage facilities are needed immediately district-wide in order to provide adequate fire flows and peak capacity. Finally, intermittent construction of water distribution lines over a period of several decades has created a situation in which, while many areas in the District have new, adequately sized pipelines, other areas have old, deteriorating and inadequately sized pipelines.

Nevada County -- The primary purveyor of treated domestic water and agricultural water in western Nevada County is the Nevada Irrigation District (NID). The NID's major water source is from approximately 70 square miles of the upper reaches of the middle and south forks of the Yuba River and the Bear River. NID is estimated to have more than adequate additional capacity to serve projected demand through the year 2010. Other water purveyors within the county either have adequate water supplies to deliver to their customers or are able to augment their system with water purchased from NID. However, additional treated water storage capacity is needed in several communities to provide for future growth and to meet current fire flow requirements.

There are approximately 20 small urban areas outside of the master planned service areas that are undergoing development for which inclusion of a treated water system is being considered. NID has found that in most cases it is more economical to supply water to these areas by providing a water line rather than developing a relatively more expensive small satellite treatment plant for each future district. Attempts are underway to obtain Clean Water loans or grants to help finance these Improvement districts.

Placer County -- The following discussion on water supply issues was excerpted from the Placer County General Plan Update Issues and Options Report:

The issue of water supply in Placer County is fundamentally a question of the extent to which development should rely on groundwater or surface water. Surface water sources currently supply most of the water being used in the county. The county currently has ample surface water, in terms of both supply and the rights to develop the supply, to support all existing and currently planned development. While local surface water is plentiful, its use in many areas is problematical. First, development of major infrastructure (i.e., treatment and transmission facilities) is necessary for its distribution and use. Second, recent amendments to the Federal Safe Drinking Water Act have increased the cost of developing surface water resources. To compound these difficulties, funding for water treatment plant improvements necessary to meet water quality standards is, and will likely remain, scarce.

While reliance on groundwater is less prevalent than reliance on surface water in Placer County, some rural and remote areas of the county effectively have no other economically viable source of supply. Over half of the county's large water systems (systems with over 200 users) rely to some extent, if not entirely, on groundwater for supply. Groundwater is also the primary source of supply for agricultural irrigation in the western part of the county. Groundwater sources are often more attractive than surface water for several reasons, including lower costs for permitting, transmission, treatment, and distribution, although the cost of power to pump groundwater is increasing. The adequacy of groundwater supply and quality to serve new development is, however, a significant concern because of limited information regarding aquifer boundaries, safe yield potentials, and quality. Furthermore, the cumulative effects of groundwater use and contamination are not well understood.

Placer County has approximately 169 entities providing distribution of water. The community is served by 46 large water and approximately 117 small water systems.

Sierra County -- Any additional growth in Sierra Valley would probably be offset by a decrease in agricultural use because of finite water supplies. Additional water resources do not appear to be available, though water could probably be purchased from agricultural users for additional growth if necessary. The State Department of Water Resources has recommended water conservation and management measures that could be implemented in an effort to reduce and/or meet increases in demand from any additional growth. Water facilities can be provided incrementally to accommodate projected modest growth of Sierra County communities. Loyalton, the largest community and only incorporated city in the county, is adequately served by water obtained from two wells and a spring. The Sierra Brooks water system is in need of major repair to improve the existing substandard water main and stand pipe fire hydrants. A hook-up moratorium is in effect within the R. R. Lewis Water Company service area, one of nine private owned water companies serving Sierra City, due to water quality problems recorded in the past.

The exportation of the county's water resources, particularly groundwater, to the State of Nevada is a significant concern to county residents, particularly to farmers operating in Sierra Valley. While most if not all Sierra County surface water physically accessible to Nevada has been allocated through federal legislation, the potential for Nevada to purchase groundwater

from existing water rights holders in the county remains an issue. The Draft Sierra County General Plan notes that the sale of water resources within the county that are physically accessible to Nevada is unlikely due to adjudications, federal legislation, and special legislation for groundwater management (Sierra Valley Groundwater Management District).

3. SOLID WASTE MANAGEMENT

El Dorado, Placer, and Sierra Counties are either wholly or partly self-sufficient in processing and disposing solid waste. The existing landfill capacity within El Dorado County will be reached quite soon, and the County proposes to extend the life expectancy of the Union Mine Landfill by expanding the active landfill area. Nevada County has no licensed solid waste disposal site, and all waste must be long-haul transported outside of the county for disposal, an expensive process. The former County landfill site now operates as a solid waste transfer station, and there are currently no plans to develop disposal facilities within the county.

Table 4 lists the licensed landfill sites and estimated capacities within the District.

Table 4
Licensed Landfill Sites Within District

Disposal Sites	Capacity Year
El Dorado County:	
Union Mine Landfill	1994
Nevada County:	
None	na
Placer County:	
Western Regional Sanitary Landfill	2012
Eastern Regional Landfill	2005
WRSL Expansion (proposed)	2047
Sierra County:	
Loyalton Sanitary Landfill	2003-2008
Source: General plan update documentation for El Dorado, Nevada, Placer, and Sierra Counties.	

Recycling Market Development Zone -- The Placer County Office of Economic Development has established a Recycling Market Development Zone (RMDZ) that encompasses all industrial zoned land in the county. The California Integrated Waste Management Board intends to establish 40 such zones throughout the state to stimulate the recycling of post-consumer waste

materials and encourage job creation in the secondary materials industry. The RMDZ program provides access to tax credits, low-interest loans, local permit streamlining, and other assistance to businesses which either process recyclable materials or use those same materials in the manufacture of new products. The RMDZ designation process is competitive, with the next round of zone designations scheduled for 1994.

The establishment of a Recycling Market Development Zone in Placer County has the potential to extend the useful life of all landfills within the District by creating a regional market for recyclable materials; a coordinated waste management program within the District could be used to link county solid waste disposal programs with RMDZ activities.

4. TRANSPORTATION MANAGEMENT

Transportation agencies within the District include the El Dorado County, Nevada County, Placer County, and Sierra County Transportation Commissions.

Interstate 80 has been upgraded to six lanes through Auburn which has been a "bottleneck" area.

Highway 49 traverses the District from north to south and has areas of extreme congestion in a corridor between Grass Valley and Auburn. The portion of Highway 49 between Auburn and Placerville needs upgrading. New and proposed major retail centers such as the proposed Walmart complex are causing concern over acute traffic congestion in the North Auburn corridor.

Highway 50 is a four-lane freeway west of Placerville, but narrows to a two-lane highway with limited passing opportunities east of the city. The portion of the highway in Placerville with signalized intersections becomes particularly congested during weekend travel times because visitors travel to recreational attractions to the east. Improvements to Highway 50 in the central urban corridor from El Dorado Road to Camino are being jointly studied by the County, the City of Placerville, and CALTRANS.

Seasonal road closures from snowfall affect more remote areas in higher elevations in the Sierra Nevada, and periodic closures of trans-Sierra Nevada highways including Interstate 80 can disrupt transportation within the District.

In Sierra County, the lack of funding to finance an adequate maintenance program and needed rehabilitation and reconstruction of local streets and roads is a concern. A particular concern is the fact that the majority of State funds allowed to Sierra County are allotted to Interstate 80 projects, which is of relatively low value to county residents.

Local transit services within the District are limited and not well connected to the regional network. Most services are oriented toward senior citizens, handicapped persons, and other transit-dependent individuals. Some limited commuter services are available. Fixed-route intercity bus services operate between some foothill and valley communities. Greyhound provides intercity service along trans-regional highways. County Congestion Management Plans (CMPs) focus on establishing broad transit corridors to provide transit operators with maximum flexibility in locating service routes within each corridor. These transit corridors have been

designated along highways and major arteries where the greatest potential exists for transit to capture a significant number of commuters.

The Placer County Transportation Planning Agency is seeking funding for the planned extension of the Amtrak Capitol Corridor intercity rail service from Roseville east to Colfax, to serve Rocklin and Auburn as well. The proposal is aimed at reducing through traffic within the county.

New federal transportation funding has become available under the recently enacted Intermodal Surface Transportation Efficiency Act, or ISTEA. The Act authorizes six years of transit, highway, bicycle, and pedestrian programs at a total of \$151 billion dollars. \$31.5 billion is specifically earmarked for transit and \$119.5 billion for highways. The Act establishes a fully flexible \$6 billion program to address urban congestion and air quality programs. Another \$3 billion is allotted for transportation enhancement activities, such as the acquisition of scenic easements, rehabilitation and operation of historic transportation structures, the preservation of abandoned railway corridors, and the control and removal of billboards. The El Dorado and Placer County Transportation Commissions would submit local projects for funding consideration as part of the Sacramento Area Council of Governments (SACOG) Regional Transportation Plan. Nevada and Sierra Counties would submit requests for funding directly to CALTRANS Division 3.

F. CULTURAL RESOURCES

Since the first discovery of gold in California occurred here, the District has an abundance of historic sites. The area is known as the "Gold Country" and has many historic "old towns" which have been preserved as tourist attractions.

El Dorado County was the site of the discovery of gold in Coloma at Sutter's Mill. This historic site was the beginning of the "1849 California Gold Rush." Many towns in the District were mining camps during the gold rush era. There are 14 sites in the county listed in the National Register of Historic Places and 13 sites listed in both the California Inventory of Historic Resources and California State Historic Landmark List.

Nevada County boasts some famous mining sites including the Empire Mine (Grass Valley), Malakoff Diggins, and the old assay office dating back to 1859. Within the county, 39 sites are either listed on, or have been determined eligible to the National Register of Historic Places. Another 22 historic properties have been nominated to the National Register. An additional 19 sites are listed as California Historic Landmarks, 27 properties have been established as Points of Historical Interest, and another three sites are on the State Inventory of Historic Places.

Placer County has one of the oldest preserved domed county court houses (which has recently been restored to its former grandeur) and numerous historic stage stops. The county has 14 sites currently listed on the National Register. A comprehensive cultural resources inventory of 650 properties was completed by the Placer County Department of Museums in 1991-92. The

document identifies the archeological and historical heritage of the unincorporated areas in the county. Copies of the report are available at the Department of Museums Administrative offices and in the North Central Information Center at California State University, Sacramento.

Sierra County has several historic communities, including Downieville, considered the least changed of all the gold rush towns in California. The Kentucky Mine County Park contains an authentic mine shaft, museum, and the only operable stamp mill in the Sierras. Sierra Valley is known for its numerous rustic barns which dot the landscape. At least five sites are currently in the National Register.

The railroad played an important part in settling the west and both Roseville and Colfax have railroad yards still being used. Colfax has recently been involved in the railroad future of the area with plans to create intercity and commuter rail service in Placer County.

Numerous archaeological sites have been recorded which give testament to the Native American cultures of the Sierra Nevada. Many, if not most sites that have been located have not been recorded with the State Archaeological Inventory.

G. FLOOD-PRONE AREAS AND WETLANDS

1. FLOODPLAINS

Areas with the potential for large magnitude flooding are listed below:

El Dorado County

- 1) Coloma Canyon Creek between Greenwood and Garden Valley;
- 2) Finnon Reservoir;
- 3) Weber Creek from the American River to Placerville, including Cold Springs, Dry and Spring Creek tributaries;
- 4) Deer Creek from Shingle Springs to the county line, including the Cameron Park area;
- 5) Big Canyon Creek from El Dorado to the Consumnes River, including the State, Little Indian, and French Creek tributaries;
- 6) The Middle Fork of the Consumnes River within the Somerset-Fairplay vicinity;
- 7) Cedar Creek from Omo Ranch to the Consumnes; and
- 8) Jenkinson Lake.

Nevada County

- 1) Deer Creek west from Scott's Flat Reservoir through Nevada City towards Lake Wildwood;
- 2) two tributaries bordering Alta Sierra and Highway 49 to the east and west;

- 3) along Bear River to Rollins Reservoir;
- 4) Little Greenhorn Creek;
- 5) Greenhorn Creek;
- 6) Steep Hollow Creek;
- 7) South Yuba River;
- 8) the entire extent of the Truckee River through eastern Nevada County;
- 9) tributaries that run south into Prosser Creek Reservoir, Boca Reservoir, and Martis Creek Reservoir.

Placer County

The majority of the areas subject to flooding in Placer County are found near the western boundary of the county on nearly flat terrain associated with tributaries to the Sacramento River.

Sierra County

- 1) Smithneck Creek through Sierra Brooks to Loyalton;
- 2) Cold Stream Canyon into Sierraville;
- 3) North Yuba River (and Downie River) from Sierra City down to Goodyears Bar.

Floodplain maps prepared by the Federal Emergency Management Agency (FEMA) are available for the major river watersheds within the District.

2. FLOOD CONTROL

Local jurisdictions in the District have ordinances and regulations controlling floodplain development. Western Placer County has a flood control district in cooperation with Central Valley counties. In Sierra County, local flood control groups include the Downieville Flood Control District and the Smithneck Creek Comprehensive Resources Management Plan Group. The county Department of Transportation is responsible for local flood control activities in El Dorado and Nevada Counties.

3. WETLANDS

Wetlands are found throughout the District, and range from wet meadows high in the Sierra Nevada to vernal pools in the Central Valley. Most of the wetlands in the District are found adjacent to lakes and streams. In particular, riparian corridors are widespread throughout the District due to an extensive network of perennial and intermittent creeks, rivers, streams, and drainages.

Local jurisdictions have policies and regulations directed toward protection of wetlands and/or mitigation of development impacts. Typical policies include minimum building setbacks (buffer zones) and cluster development to minimize the impact of each project.

The U.S. Fish and Wildlife Service (FWS) has mapped some of the more significant wetlands within the District based on satellite photography; in general, however, wetlands are not well mapped within the District. The FWS and the California Department of Fish and Game provide regulatory oversight on projects with potential impacts to wetlands. The U.S. Corps of Engineers reviews any project that could impact water bodies, including lakes, rivers, and streams.

4. DAM FAILURE INUNDATION HAZARD

Several dams located within the District been identified as having a significant inundation hazard in the event of a dam failure, including 11 in El Dorado County, 10 in Nevada County, 44 in Placer County, and 10 in Sierra County. Failure of any of these dams would flood downstream areas and could result in loss of life and property. The most significant inundation hazard in the District is associated with Folsom Lake. The inundation zone of Upper and Lower Scott's Flat Dams in Nevada County is also a significant hazard area in terms of the population potentially affected, though the area in which these dams exist is located within the lowest "Maximum Expectable Earthquake Intensity" zone in California. Maps of hazard areas for dam failure inundation should be used to evaluate the risk associated with specific properties.

The Placer County Office of Emergency Services has developed an evacuation plan, including maps of inundation areas associated with each facility. Inundation area maps exist for 2 of the 10 dams in Sierra County requiring dam failure evacuation plans. The El Dorado County's Multi-Hazard Plan contains a dam failure plan, and the County's draft general plan calls for applying an overlay zone to restrict new development within potential dam failure inundation areas.

5. DRAINAGE CONTROL

Flooding has occurred when new development is located without sufficient attention to existing drainage patterns. Areas not covered by FEMA floodplain mapping can still be susceptible to flooding if the natural drainage pattern is encroached upon by new development. New and expanding developments such as Cameron Park, El Dorado Hills, and Alta Sierra have experienced drainage problems and flooding.

The Sierra Planning Organization and the High Sierra Resource Conservation and Development Council have developed a drainage plan to address areas in the District susceptible to flooding due to urban runoff from new development. The plan is based on modeling the urban hydrology of small watersheds and identifying setbacks from drainage patterns to protect new development from flooding. The plan has not yet been implemented by local jurisdictions, but has been well received and adopted in the local areas where it has been presented.

The El Dorado County Department of Transportation is currently working on a Master Drainage Plan for the entire county.

H. SPECIAL-STATUS PLANT AND ANIMAL SPECIES

Special-status species are plants and animals that are legally protected under state and federal Endangered Species Acts or other regulations, and species that are considered sufficiently rare by the scientific community to qualify for such listing. Several sources of information document species of concern:

- 1)The California Department of Fish and Game *Natural Diversity Data Base* (NDDDB), a computerized inventory of the location and condition of California rare and threatened animals, plants, and natural communities;
- 2)The California Native Plant Society *Inventory of Rare and Endangered Vascular Plants of California* (Smith and Berg, 1988);
- 3)The Audubon Society Blue List for 1986, listing birds of concern whose populations are "down" and "greatly down" in numbers; and
- 4)The *Resource Management Plan* for each national forest located within the District.

Species diversity within the District is distributed in habitat belts running roughly parallel to the Sierra Nevada in relation to elevation. Some species are restricted to a single belt while others occupy two or three belts where their habitat needs are available.

Plant species found in the District are determined by a combination of factors including soils, topography, climate, and biotic influences. A wide range of vegetation exists in the District, which can be categorized into several communities, including chaparral and brush lands, hardwood, coniferous forests, grass land, and barren land.

Approximately 84 percent of the District is forested. Privately owned commercial forests constitute half of this land, with the balance federal and state forest land. The foothill areas were formerly covered with blue oaks and live oaks. These trees are now considered endangered. Cattle grazing in pasture land consumes acorns dropped from oaks which normally would sprout new trees. Native oaks included in a residential landscape often die from unnatural irrigation practices occurring during dry seasons. Black oak readily regenerates itself and is not considered endangered.

More attention is being given to the preservation of trees in areas slated for development. Many cities in the District have ordinances restricting the felling of trees on private property. As specified in some ordinances, developers are required to submit management plans developed by a professional arborist.

I. SUMMARY: ECONOMIC DEVELOPMENT AND THE ENVIRONMENT

A healthy economic environment is predicated on a healthy physical environment. The ability of a region to create and compete for high wage, value-added employment opportunities is increasingly reliant upon maintaining adequate physical infrastructure and a sound physical environment. Environmental health issues have assumed prominence in the region in response to

dramatic population growth. Several issues have emerged, including the quality of the region's surface water and groundwater supplies. Local water purveyors are faced with heavy investments in surface water treatment facilities, while groundwater aquifers are threatened by nonpoint source pollution. Federal air pollution legislation is shaping future transportation policy. Watershed management initiatives, particularly in the Lake Tahoe Basin, are addressing erosion and sewage infiltration into the region's water resources. Compliance with State solid waste management regulations will require counties to reduce landfill waste 25 percent by the year 1995 and 50 percent by the year 2000. Localized hazardous waste sites are hindering the beneficial use of prime commercial and industrial land due to the high cost of treatment and removal.

Sustainable natural resource management practices and sound land use planning can serve to ensure the continued economic viability of existing industries, particularly timber and agriculture, while protecting the natural resource values that support the recreation and tourism industries.

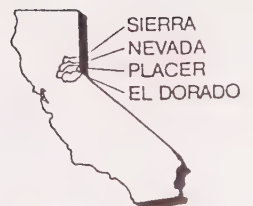
Collectively, these environmental issues affect the health of the region's economy. If we embrace sustainable development as a process that helps attain a decent standard of living for the region's existing residents while safeguarding the physical environment and husbanding existing resources, then opportunities exist to remedy or mitigate environmental constraints within the District in concert with creating value-added employment.

The strategies listed below attempt to address these issues and reconcile economic stability with environmental sustainability. The underlying theme of these strategies are reflected in the specific goals, objectives, and implementation activities contained in the OEDP:

- Recreation and tourism have eclipsed resource extraction to become the economic base within the region. Unfortunately, low wage jobs prevail within these industries. The District can promote alternative activities within these sectors that create value-added jobs in interpretation and management of the unique environmental and cultural resources of the Sierra Nevada.
- The District can promote value-added activities ("downstream production") that create new jobs within the resource extraction sector not tied to the export of raw materials.
- The District can promote growth within the secondary materials industry. The District will promote Placer County's Recycling Market Development Zone.
- The District can assist home-based businesses in start-up and expansion. Home-based businesses are typically "low-impact" activities that preserve community character and do not intrude on the surrounding environment. A monitoring program can help ensure that these businesses do not impact surrounding neighborhoods and comply with environmental quality laws where applicable.
- The District can support efforts to secure state and federal funding for physical infrastructure improvements that focus on environmental management. Examples include monies which have become available under the Intermodal Surface Transportation Efficiency Act (ISTEA),

and Community Development Block Grant (CDBG) monies for improvements to wastewater treatment facilities

REGIONAL GOALS



REGIONAL GOALS

V

Even as the SEDD region begins to recover from the most recent recession, issues such as welfare reform and declining public revenues emphasize the need to provide a diversified economic base. In an attempt to provide this diversification, SEDD's primary mission remains "to alleviate unemployment and underemployment by expanding industrial, resource and small business development while preserving the quality of life in the Sierra Nevada foothills."

Recognizing that the area is transforming from a primarily resource-based economy to a more diverse economic base, maintaining the "rural quality of life" remains paramount. Preserving the rural quality of life has been echoed as a primary goal throughout all four counties in their General Plans.

With these issues in mind, SEDD's Overall Economic Development Program Committee has put forth the following economic goals for the District. These goals were formulated in public meetings held in the District and then formally adopted at the SEDD Board of Director's meeting held on September 1, 1993. The goals were reviewed in May 1997 and the SEDD board reaffirmed the appropriateness of the priorities. Following each goal is a listing of opportunities for and constraints against the accomplishment of these goals.

GOAL 1.	<u>Recognize and respond to the changes occurring as the region transitions from a resource-based economy to a balanced economic base while maintaining the rural quality lifestyle.</u>
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POTENTIALS: There are many opportunities for adding value to existing resources while at the same time managing the resource for sustainability:

- Because of the region's well established high tech manufacturing base, new spin-off companies are starting which are interdependent on these existing companies.
- Increased use and availability of telecommunications make it feasible for businesses to locate in more remote areas of the region.
- Employment and private investment opportunities exist related to housing and services for the senior population.
- Focusing on the area's cultural and historical heritage can increase the area's tourism potential.
- Possibilities, such as capturing the eco-tourism market, exist to expand tourism opportunities beyond the traditional peak seasons thereby stabilizing areas dependent on tourist activities.

GOAL 3:	<u>Improve the opportunities for a full range of employment within the District.</u>
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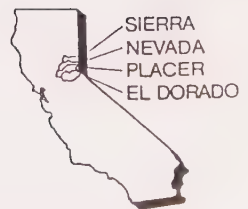
POTENTIALS:

- The opportunity exists to further diversify the economic base, therefore offering a wider range of employment opportunities.
- Adding value to the area's resources before exporting them from the region will greatly expand the employment base.
- Encouraging entrepreneurship will offer more highly skilled individuals opportunities to create their own employment.
- Most technology based industries require a highly skilled and well educated work force.
- Telecommunication programs, while not directly increasing the employment base, can increase the demand for business support services in the area (computer suppliers/technicians, print shops, etc.).

CONSTRAINTS:

- Neither traditional pre-employment training programs typically offered with public funding nor employer- sponsored job training alone are able to meet the increased training needs of the new world of work.
- The need for upgraded training extends to more and more jobs, even traditionally unskilled or entry jobs in low-technology industries.
- Maintaining a rural atmosphere places limitations on the types and size of businesses that can locate in the region.
- Many primary wage earners that currently commute out of the area are dependent on a larger employee base than is feasible in the smaller counties.
- Policy makers do not always have the information on the types of jobs created by the various industries and how those jobs equate to various levels of income.
- Public fear that creating new jobs automatically leads to congestion on roads, rapid growth and a lower quality of life.

OBJECTIVES



Based on the goals identified in the previous section, the OEDP committee has set the following objectives toward the achievement of these goals.

GOAL 1 -- RESPOND TO CHANGE*OBJECTIVE 1:*

As our resource based economy changes, the region should concentrate efforts on seeing that jobs lost are replaced with equivalent jobs that have to do with high value added product, resource management and/or resource enhancement.

OBJECTIVE 2:

Incorporate the expansion of economic opportunities into local watershed planning activities.

OBJECTIVE 3

Create incentives for the development of industries that use recycled, landfill diverted or biomass materials as a resource.

OBJECTIVE 4:

Support the efforts of the local film commissions to promote the area as a film location.

OBJECTIVE 5:

Recognizing the value added by the local artist community, SEDD will incorporate the arts into both tourism marketing and industrial recruitment activities.

OBJECTIVE 6:

Act as an advocate for low cost rural access to telecommunication services.

GOAL 2 – REDUCE BARRIERS*OBJECTIVE 1:*

Analyze the impact of cottage industry on the area, develop a consistent policy which allows for and/or encourages the establishment of home occupations and then recommend its adoption in the four county area.

OBJECTIVE 2:

Assist in establishing business networks and associations that bring cottage industries together to address common concerns.

OBJECTIVE 3:

Administer small business revolving loan fund and micro enterprise financing programs to provide gap financing to area businesses.

OBJECTIVE 4:

Encourage a cooperative effort by governmental agencies in streamlining their permitting and regulating process so as to better aid individuals in establishing or expanding businesses.

OBJECTIVE 5:

In communities desiring the development of industrial sites, work with the appropriate jurisdictions to identify and access funding for infrastructure improvements.

OBJECTIVE 6:

Determine the economic niche for the region.

OBJECTIVE 7:

Work with each county in developing economic enhancement strategies.

OBJECTIVE 8:

Encourage local government officials to promote and encourage community cohesiveness.

GOAL 3 – IMPROVE FULL RANGE EMPLOYMENT OPPORTUNITIES

OBJECTIVE 1:

Maintain a data base of the types of industries, the types of jobs they create, and the level of wages for these jobs based on an economic niche strategy.

OBJECTIVE 2:

Continue existing and create new partnerships with community based organizations as a way of delivering technical assistance to low income communities

OBJECTIVE 3:

Coordinate partnerships between Head Start Programs, the Sierra College Small Business Development Center and local civic groups to provide appropriate and timely Day Care business training.

OBJECTIVE 4

Encourage the development of career ladders in home health care field.

OBJECTIVE 5

Use regional economic base information in efforts to increase the diversity within the district.

OBJECTIVE 6:

Identify the skill levels of the unemployed and the commuter base employees so as to match employment opportunities with skill levels.

OBJECTIVE 7:

Promote tourism/recreation approaches that focus on adding higher income jobs in addition to entry level opportunities.

OBJECTIVE 8:

Expand employer involvement and partnerships in workforce preparation and implementation of welfare reform..

OBJECTIVE 9

Expand linkages to the existing vocational and job training programs and expand apprenticeship opportunities for technical, private sector jobs in their rural areas.

OBJECTIVE 10:

Identify and address community development issues that impact economic development such as health care and housing needs.

STRATEGIES



To meet the goals and objectives set forth in this OEDP, will require a coordinated effort of all jurisdictions, economic development agencies and businesses and civic groups interested in a sound economic base for the region. The SEDD sees its role as a coordinator and facilitator of this effort.

The following strategies will be used in maximizing the resources that are available to bring about the ultimate goal of creating jobs while maintaining the area's quality of life.

GOAL 1 – RESPOND TO CHANGE

- 1) As the rural counties struggle to meet the state mandate to reduce the waste stream, the necessity to adopt a regional approach to solid waste management is becoming more evident. SEDD will work with the Regional Council of Rural Counties (RCRC) in developing rural recycling programs.
- 2) Another approach to developing new markets is to work with Placer County on the marketing of its designation as a Recycling Market Development Zone (RMDZ).
- 3) The region will also continue to work with the High Sierra RC&D and California's Trade and Commerce Agency in implementing the State's Hardwood Initiative as a way to add value to the California black oak. Along these same lines, additional opportunities for adding value to primary resource production will be evaluated.
- 4) The district will work with the various chambers and economic development agencies in developing strategies to create sustainable tourism opportunities.
- 5) The District will encourage cross coordination between resource-based industries and tourism, such as the ranch marketing program.
- 6) SEDD will coordinate efforts with the U. S. Forest Service in rural development efforts.
- 7) SEDD staff will promote the coordination of state rural development and support the efforts of a California Rural Development Council.

GOAL 2 - REDUCE BARRIERS TO BUSINESS

- 1) By identifying existing permitting and regulating policies at the local, county, and state level it will be possible to identify duplication and overlap.
- 2) Encouraging the establishment of home-based businesses is seen as a means of "incubating" small businesses during the critical start-up period. SEDD will work with the Small Business

Development Center in identifying the current impact of home-based business on the region and finding ways to provide services to these businesses.

- 3) The district will also look at creating opportunities for businesses to expand out of the home and into industrial and commercial space.
- 4) Because of the importance of self-employment in the world of work, entrepreneurial training should be a central rather than peripheral planning priority.

GOAL 3 - PROMOTE FULL RANGE OF EMPLOYMENT OPPORTUNITIES

- 1) SEDD will continue its function of providing economic development education and training opportunities to policy makers. The benefits of having a manufacturing base will be stressed.
- 2) SEDD staff will continue to serve as a board member on the area's Private Industry Council.
- 3) The District will work to ensure rural communities have access to telecommunications related equipment and services and that they are comparable in quality, availability and cost to those provided by urban infrastructure.
- 4) SEDD will promote the development of training programs and life long learning opportunities so that there will be an available workforce who can meet the demands of new and ever changing jobs.
- 5) The District will encourage the development of Independent living and long term care center for seniors.
- 6) A variety of means will be used to market resources and information to small businesses.

MANAGEMENT PLAN/ IMPLEMENTATION



The following management plan/implementation plan outlines the various economic development activities and projects being undertaken throughout the District. Included in the plan are the efforts being undertaken by various economic development entities and is not meant to reflect only the activities of SEDD staff. The work program following the implementation plan outlines the priorities of the SEDD board and is the basis for 1997-98 planning activities.

GOAL 1 - RESPOND TO CHANGE

<u>ACTIVITY</u>	<u>LEAD</u>	<u>TIME FRAME</u>	<u>FUNDING</u>
Continue efforts to develop value-added biomass industry in region	SEDD	Ongoing	Federal/State/ Local/Private
Work with watershed groups in developing economic opportunities for watershed management	SEDD/High Sierra	Ongoing	SEDD/High Sierra/Federal/ State
Coordinate Activities with Tahoe Center for Sustainable Futures	SEDD/TCSF	Ongoing	Federal/State/ Local
Identify gaps in Telecommunication Infrastructure	SEDD/Local Community Networks	Near Term	Federal/State/ Local
Sponsor projects that add value to local resources	SEDD	Ongoing	Federal/State/ Private
Coordinate Activities for Sesquicentennial Celebration of Gold Rush	Joint Chambers/	Near Term	State/Local

GOAL 1 - RESPOND TO CHANGE (CONT.)

<u>PROJECT</u>	<u>LEAD</u>	<u>TIME FRAME</u>	<u>FUNDING</u>
SEDD- Biomass Facility Location Study	SEDD	Near Term	Federal/Local
‘From the Sierra Collection’	SEDD/Yuba Watershed Institute	Near Term	USFS/Local/ SEDD
Timber Frame Construction Cooperative	SEDD/Yuba Watershed Institute	Near Term	Rural Business Development Grant/Local
Colfax Train Depot Renovation	Colfax	Near Term	Caltrans/ ISTEA
Ethanol Plant Site Suitability Study	Quincy Library Group	Ongoing	Federal/State/ Local/ Foundations

GOAL 2 - REDUCE BARRIERS

<u>ACTIVITY</u>	<u>LEAD</u>	<u>TIME FRAME</u>	<u>FUNDING</u>
Apply For CDBG Enterprise funds to establish local RLF Programs	Cities/Counties	Ongoing	State CDBG
On Request, administer Rifles for funded jurisdictions	SEDD	Ongoing	State CDBG
Apply for CDBG Over-the-Counter funds to make loans to appropriate businesses	Cities/Counties	Ongoing	State CDBG

GOAL 2 - REDUCE BARRIERS (CON'T)

Work with local communities on Business Retention/Expansion Efforts	Cities/Counties Economic Committees	Ongoing	CDBG/Local/ Private
Work to eliminate overlapping, duplicative and unnecessary state and local regulations	State/Local Jurisdictions	Ongoing	State/Local
Continue to support entrepreneurial training programs	SBDC's/SEDD	Ongoing	Federal/State/ Local
<u>PROJECTS</u>	<u>LEAD</u>	<u>TIME FRAME</u>	<u>FUNDING</u>
Expand Latino/Low Income Business Development Efforts	SEDD	Ongoing	Ford Foundation
Evaluate Industrial site infrastructure needs and apply for funds to provide needed infrastructure	Cities/Counties/ SEDD	Ongoing	CDBG/Local
Encourage development of regional water/sewer facilities	SEDD	Ongoing	Federal/State/ Local
Incubator Project	City of Colfax	Ongoing	Federal/State/Local /Private
Town of Truckee Business Retention/Expansion Project	Truckee Chamber of Commerce	Near Term	Local/Private
Grass Valley Sewer Interceptor	City of Grass Valley	Near Term	EDA/Local

GOAL 2 - REDUCE BARRIERS (CON'T)

Georgetown Airport Industrial Park Infrastructure Development Project	El Dorado County/SEDD	Near Term	CDBG/Local
Loma Rica Airport Industrial Park Constraints Study	Nevada County/NCERC	Near Term	CDBG/Local

GOAL 3 - IMPROVE EMPLOYMENT OPPORTUNITIES

<u>ACTIVITY</u>	<u>LEAD</u>	<u>TIME FRAME</u>	<u>FUNDING</u>
Link Economic Development /Job training	Economic Developers/ Community Colleges/ETP	Ongoing	Federal/State
Find opportunities to link employer needs to education process	School Districts/ Private Enterprise	Ongoing	Federal/State/ Private
Promote & Expand Telecommute Centers	TMA's	Ongoing	State/Private
Link transit Investment to Economic Development opportunities	Local Transportation Commissions	Ongoing	Federal/State
<u>PROJECTS:</u>	<u>LEAD</u>	<u>TIME FRAME</u>	<u>FUNDING</u>
Twelve Bridges Technology Training Facility	Sierra College	Ongoing	State/Local/ Private

GOAL 3 - IMPROVE EMPLOYMENT OPPORTUNITIES (CON'T)

Adult Education & ESL Classes	LCU/Public Schools	Ongoing	Ford/State/ Local
Net @ Two Rivers Project	Sacramento County Office of Education	Ongoing	Federal/Local
Day Care Training Program	Sierra College SBDC/Head Start	Near Term	Federal/FORD/ Private
Job One	El Dorado County	Near Term	Various
Downtown Grass Valley Hotel/Meeting Facility Feasibility Study	City of Grass Valley/GVDA	Near Term	CDBG/ Redevelopment

WORK PROGRAM



Addressing current issues such as recovery from natural disasters, and creating livable wage jobs for our working poor and welfare population while continuing to accommodate the region's tremendous population growth is a challenging task. In order to strategically undertake solutions to these issues, SEDD will continue to follow the goals and objectives set forth in the September 1993 Overall Economic Development Program. SEDD's planning efforts will focus on the retention and expansion of existing business, the diversification of economies dependent on seasonal employment and the development of both economically and environmental sustainable industries in the region.

1. Economic Development Planning and Coordination

SEDD has established itself in the role of coordinator and facilitator of efforts by local jurisdictions, economic development agencies, and business and civic groups working to maintain a sound economic base for the region. The following planning activities are aimed at fulfilling this role:

- 1.1 The District Board, acting as the OEDP committee, will continue the process of annual review and update of the OEDP.
 - a. With input from local jurisdictions, economic development organizations, job training organizations and the business community, the District will analyze opportunities and constraints to economic development in the region and update the current OEDP to reflect new strategies and implementation activities to meet the ongoing goals and objectives.
- 1.2 Coordinate with various economic development activities throughout the region.
 - a. Maintain working relationships with economic development councils, boards and committees within the four county area including but not limited to the Nevada County Economic Resource Council, the El Dorado Chamber Economic Development Corporation, the Placer County Economic Development Board, and the Tahoe/Truckee Economic Coalition.
 - b. Participate in Watershed management planning activities such as the American River Watershed Group.
 - c. Encourage the use of Team California on Line
- 1.3 Coordinate with other regional and statewide economic development efforts.
 - a. Work with the Sacramento Housing Redevelopment Agency in developing a economic development strategy for the Greater Sacramento region

- b. Work with the University of California through the California Rural Development Committee in developing Rural Assistance Centers.
 - c. Serve as task force member and regional contact for the California Hardwood Initiative.
- 1.4 Assist in building the capacity of local communities to address economic development issues at a local level.
 - a. Assist local communities in formulating local strategies for economic development .
 - b. Assist with funding applications for economic development projects.
 - c. Help organize and cosponsor leadership development programs.
- 1.5 Act as an advocate for rural economic development programs.
 - a. Monitor federal and state legislation and policies, and comment on programs that would directly affect rural areas.
 - b. As a member of the National Association of Development Organizations (NADO) Board of Director's, SEDD's Executive Director will promote federal efforts to create new and retain existing programs which assist the rural communities of California.
 - c. Serve on California Association of Local Economic Development (CALED) rural task force.
 - d. Serve as task force member to the Governor's appointed California Rural Development Council.
 - e. Maintain membership in state and local economic development organizations.
- 1.6 Act as a resource to local jurisdictions, non-profit agencies, developers and small business owners.
 - a. Use Geographic Information System (GIS) based demographic estimates projections by block group for economic development planning, business analysis and grant solicitation projects.
 - b. Work with the State of California Employment Development Department (EDD) on the update of the sub-regional economic base analysis for El Dorado, Placer and Nevada counties.
 - c. Act as a clearinghouse/conduit for federal and state grant resources.
 - d. On a per request basis, perform economic analyses for potential projects including transportation planning activities.
 - e. Maintain up-to-date statistical data-base and provide information on request.

2. Industrial Development

Retaining and expanding the existing industrial base is seen as a high priority for the region.

- 2.1 Working with local jurisdictions and county economic development efforts, SEDD will assist in identifying suitable industrial sites for businesses to locate and expand.
- 2.2 SEDD will work with jurisdictions needing to upgrade or expand basic infrastructure into priority industrial areas.
- 2.3 SEDD will assist businesses in accessing capital for expansion.
- 2.4 SEDD will support the marketing and recruiting efforts of individual jurisdictions by:
 - a. Providing statistical information to be used in marketing publications.
 - b. Providing information to businesses and consultants desiring to remain anonymous while researching the potential of locating in the area.

3. Small Business Development

Reducing the barriers to the development, retention and expansion of small business within the District is one of SEDD's primary goals. To help accomplish this goal SEDD will:

- 3.1 Continue to provide small business counseling services.
 - a. Provide financial support to the Sierra College Small Business Development Center which covers the counties of Placer, Nevada and Sierra.
 - b. Coordinate with the Greater Sacramento SBDC in delivering business counseling services to El Dorado County businesses.
 - c. Cosponsor small business workshops with Sierra College and Greater Sacramento SBDCs.
- 3.2 Operate a gap financing Revolving Loan Fund program for businesses within the region
 - a. Administer the state CDBG Economic Development Enterprise Fund Revolving Loan program for jurisdictions participating in the program.
 - b. Work with District banks in helping them identify and fulfill their Community Reinvestment Act requirement to meet local small business credit needs.
 - c. Promote utilization of the State Community Development Block Grant funds for economic development, Rural Development Business and Industry Loan Guarantee Program, and the various state small business financing programs.
 - d. Identify other sources of capitalization funds for a regional revolving loan pool and apply for funds when appropriate.
- 3.3 Serve on the Investors Advisory Group for Rural Venture Capital Network.

4. Resource Development

As the area transitions from a resource-based economy to a more diverse economic base, SEDD will continue to research and advocate opportunities for adding value to existing resources while managing the resources for sustainability.

- 4.1 Continue exploring potential economic opportunities through the utilization of biomass and wood waste.
 - a. Work with the Forest Service, Forest Products Labs, and Sierra College in the transfer of wood/plastic technology.
 - b. Analyze the feasibility of establishing a pilot facility for ethanol production utilizing wood fiber.
 - c. Promote and sponsor projects which demonstrate the economic potential of using biomass and wood waste.
- 4.2 SEDD's Executive Director will work with the State Trade and Commerce agency in implementing the California Hardwoods Initiative by:
 - a. Serving on the California Hardwoods Initiative task force
 - b. Acting as the regional coordinator for the Initiative.
 - c. Investigating the existing hardwood cluster and promoting the use of local resources.
- 4.3 SEDD will sponsor community projects funded through the U.S. Forest Service Rural Community Assistance Grant Program such as the 'From the Sierras' collection project.
- 4.4 SEDD will continue to partner with the High Sierra Resource Conservation and Development Area council to promote opportunities for economic development in agriculture, mining, timber and geothermal.

5. Recreation/Tourism Development

SEDD recognizes the importance of recreation and tourism to the region and will work to promote year round and value added tourism activities by:

- 5.1 Working with communities negatively impacted by the January 1997 floods;
 - a. Coordinating with the Sierra College SBDC who is offering SBA disaster assistance to small businesses
 - b. Identifying resources available to replace damaged infrastructure.
- 5.2 Promoting the coordination of planning for the Sesquicentennial commercialization of the California Gold Rush.
- 5.3 Assisting counties, cities, chambers and special districts in developing local projects for recreation and tourism.

6. Community Development

More and more, economic development organizations are recognizing the importance of healthy communities in creating competitive economies. Issues such as health care and housing needs, varied recreational and cultural opportunities and the ability for local governments to provide necessary and expected services are all important aspects of providing a quality environment that will nurture business development. SEDD will assist local communities in addressing these issues by:

- 6.1 Researching funding resources and developing funding strategies for community projects.
- 6.2 Providing technical assistance to increase effectiveness in applying for funds.
- 6.3 Providing grant administration for projects as requested.
- 6.4 Promoting the use of tele-commuting centers for commuters which help lessen local traffic impacts and increase local spending.

7. Workforce Development

With the adoption of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 leading to implementation of the California Temporary Assistance Program, the counties of SEDD are looking at the immediate need to move over 6,000 individuals off of welfare and into the workforce. This places additional emphasis on the need to link job training programs to the needs of businesses.

- 7.1 SEDD will work closely with the One-Stop Career Center System being developed by Golden Sierra Job Training Agency, Employment Development Department , Greater Avenues To Independence (GAIN) program, and the local community colleges.
 - a. SEDD is partnering with Golden Sierra on the electronic “one-stop” utilizing the Internet to connect various organizations.
 - b. SEDD is the lead organization for the rural counties participating in the Net @ Two Rivers project which provides public access to Internet for literacy and other training opportunities.
 - c. SEDD is working with Sierra College to ensure that the Twelve Bridges Manufacturing Technology Training Center and Career Development Network leads to new opportunities for the region’s un- and under-employed.
- 7.2 Encourage businesses to utilize training programs to upgrade skills of their workforce.
 - a. Promote the use of Contract education available through Sierra College.
 - b. Continue to serve as a member of the Private Industry Council serving the region.

APPENDIX



MINORITY REPRESENTATION ON OEDP COMMITTEE

Date: August 1, 1997 State: California
County: Placer
Prepared by: Betty Riley
Title: Executive
Director

This form is for the purpose of providing data to determine compliance with EDA Directive 7.06 on minority representation on OEDP Committees. The two aspects of compliance are as follows:

- a) The percentage of minority representation on OEDP Committees must be at least as large as the minority percentage of the population in the area. If there is an Executive Committee, its membership must reflect the ratio of the minority representation on the OEDP committee.
- b) Minority representation should be selected by representatives of the leading minority groups or organizations of the area, meeting in a closed session.

<u>1. Minority in District</u>	<u>No.</u>	<u>%</u>
1990 District Population	380,619	
Black Population	1,744	0.5
Hispanic Population	26,101	6.9
Other Non-White	10,363	2.6
Total Minority	38,208	10.0

Source: 1990 Census (PL 94-171, STF 1A)

2. Executive Committee of the OEDP:

<u>Name</u>	<u>Residence</u>	<u>Race</u>
Adam Baquera	Roseville	Hispanic
Milt Gottardi	Grass Valley	Caucasian
John Nerwinski	Placerville	Caucasian

3. OEDP Committee Members

See Appendix 2

<u>4. Summary</u>	<u>OEDP Committee</u>	<u>Executive Committee</u>
Total Members	15	3
Caucasian	14	2
Minority Members	1	1

5. Method by which Minority Representatives were Selected

One member selected by a coalition of minority groups and appointed by the Sierra Planning Organization. SEDD is currently seeking a replacement for the vacant minority representative seat. We are seeking either a member of a minority group or a representative of the "La Comunidad Unida," a non-profit organization that provides bilingual information, assistance, and referral services to the Latino Community in the Tahoe region.

SIERRA ECONOMIC DEVELOPMENT DISTRICT

OEDP COMMITTEE

COUNTY	ELECTED COUNTY REPRESENTATIVE	ELECTED CITY REPRESENTATIVES	PRIVATE SECTOR REPRESENTATIVES	
EL DORADO	WALT SHULTZ	JOHN NERWINSKI	MARY LYNN CARLTON	
NEVADA	SAM DARDICK	LINDA STEVENS	<i>vacant</i>	CARL WOLFF
PLACER	JAMES WILLIAMS	KATHY SANDS	DON EVANS	<i>Minority</i>
SIERRA	BILL NUNES	MILT GOTTARDI	GARY RANZ	DAVE BLOCK
ELECTED-AGRICULTURE COMMISSION			AT-LARGE - MINORITY	
SID DAVIS			ADAM BAQUERA	

SIERRA ECONOMIC DEVELOPMENT DISTRICT
ETHNIC AND RACIAL DATA , 1990 CENSUS

Overall Economic Development Program

Appendix 3

COUNTY/PLACE	Total	White	%	Black	%	Indian	%	Asian	%	Other	%	Hispanic	%
EL DORADO CO.	125,995	113,053	89.7%	579	0.5%	1,204	1.0%	2,318	1.8%	64	0.1%	8,777	7.0%
Placerville	8,355	7,595	90.9%	22	0.3%	130	1.6%	57	0.7%	3	0.0%	548	6.6%
So. Lake Tahoe	21,586	15,877	73.6%	206	1.0%	194	0.9%	1,286	6.0%	20	0.1%	4,003	18.5%
Cameron Park CDP	11,897	11,003	92.5%	41	0.3%	56	0.5%	171	1.4%	5	0.0%	621	5.2%
Diamond Springs CDP	2,872	2,617	91.1%	3	0.1%	32	1.1%	12	0.4%	1	0.0%	207	7.2%
El Dorado Hills CDP	6,395	5,934	92.8%	36	0.6%	29	0.5%	133	2.1%	5	0.1%	258	4.0%
Pollock Pines CDP	4,291	4,065	94.7%	9	0.2%	48	1.1%	33	0.8%	2	0.0%	134	3.1%
Shingle Springs CDP	2,049	1,883	91.9%	6	0.3%	40	2.0%	17	0.8%	0	0.0%	103	5.0%
NEVADA CO.	78,510	73,697	93.9%	172	0.2%	738	0.9%	615	0.8%	19	0.0%	3,269	4.2%
Grass Valley	9,048	8,468	93.6%	13	0.1%	127	1.4%	81	0.9%	1	0.0%	358	4.0%
Nevada City	2,855	2,716	95.1%	6	0.2%	25	0.9%	12	0.4%	2	0.1%	94	3.3%
Alta Sierra CDP	5,709	5,402	94.6%	17	0.3%	26	0.5%	44	0.8%	2	0.0%	218	3.8%
Glenshire-Devonshire	2,133	2,028	95.1%	3	0.1%	15	0.7%	12	0.6%	0	0.0%	75	3.5%
Lake of the Pines CDP	3,890	3,673	94.4%	1	0.0%	9	0.2%	57	1.5%	0	0.0%	150	3.9%
Penn Valley CDP	1,242	1,200	96.6%	2	0.2%	8	0.6%	7	0.6%	0	0.0%	25	2.0%
Truckee CDP	3,484	2,848	81.7%	2	0.1%	32	0.9%	31	0.9%	0	0.0%	571	16.4%
PLACER COUNTY	172,796	152,601	88.3%	987	0.6%	1,608	0.9%	3,635	2.1%	94	0.1%	13,871	8.0%
Auburn	10,592	9,820	92.7%	56	0.5%	98	0.9%	158	1.5%	6	0.1%	454	4.3%
Colfax	1,306	1,192	91.3%	6	0.5%	22	1.7%	5	0.4%	0	0.0%	81	6.2%
Lincoln	7,248	5,302	73.2%	12	0.2%	62	0.9%	70	1.0%	6	0.1%	1,796	24.8%
Loomis	5,705	4,999	87.6%	23	0.4%	71	1.2%	195	3.4%	3	0.1%	414	7.3%
Rocklin	19,033	16,903	88.8%	158	0.8%	167	0.9%	480	2.5%	12	0.1%	1,333	7.0%
Roseville	44,685	37,665	84.3%	388	0.9%	369	0.8%	1,405	3.1%	33	0.1%	4,825	10.8%
Dollar Point CDP	1,449	1,372	94.7%	4	0.3%	6	0.4%	5	0.3%	2	0.1%	57	3.9%
Foresthill CDP	1,409	1,272	90.3%	19	1.3%	36	2.6%	8	0.6%	2	0.1%	72	5.1%
Kings Beach CDP	2,796	1,824	65.2%	7	0.3%	21	0.8%	21	0.8%	1	0.0%	922	33.0%
Meadow Vista CDP	3,067	2,909	94.8%	3	0.1%	20	0.7%	18	0.6%	0	0.0%	117	3.8%
North Auburn CDP	10,301	9,451	91.7%	59	0.6%	126	1.2%	145	1.4%	8	0.1%	512	5.0%
Sunnyside-Tahoe City	1,643	1,546	94.1%	4	0.2%	9	0.5%	8	0.5%	0	0.0%	76	4.6%
Tahoe Vista	1,144	1,057	92.4%	4	0.3%	4	0.3%	8	0.7%	0	0.0%	71	6.2%
SIERRA COUNTY	3,318	3,060	92.2%	6	0.2%	59	1.8%	8	0.2%	1	0.0%	184	5.5%
Loyalton	931	834	89.6%	6	0.6%	16	1.7%	1	0.1%	0	0.0%	74	7.9%
DISTRICT	380,619	342,411	90.0%	1,744	0.5%	3,609	0.9%	6,576	1.7%	178	0.0%	26,101	6.9%

SIERRA ECONOMIC DEVELOPMENT DISTRICT POPULATION GROWTH, 1960 - 1996

Jurisdiction	Population					Percent Growth During Decade				Increase 1960-96	
	1960 Census	1970 Census	1980 Census	1990 Census	1996 D O F*	1960-70	1970-80	1980-90	1990-96	Persons	Percent
EL DORADO CO.	29,390	43,833	85,812	125,995	144,500	49.1%	95.8%	46.8%	14.7%	115,110	391.7%
PLACERVILLE	4,439	5,416	6,739	8,355	8,800	22.0%	24.4%	24.0%	5.3%	4,361	98.2%
SO. LAKE TAHO	----	12,921	20,681	21,586	23,050	----	60.1%	4.4%	6.8%	----	----
UNINCORP.	24,951	25,496	58,392	96,054	112,600	2.2%	129.0%	64.5%	17.2%	87,649	351.3%
NEVADA CO.	20,911	26,346	51,645	78,510	86,800	26.0%	96.0%	52.0%	10.6%	65,889	315.1%
GRASS VALLEY	4,875	5,149	6,697	9,048	9,325	5.6%	30.1%	35.1%	3.1%	4,450	91.3%
NEVADA CITY	2,353	2,314	2,431	2,855	2,820	-1.7%	5.1%	17.4%	-1.2%	467	19.8%
TRUCKEE	----	----	----	----	11,450	----	----	----	----	----	----
UNINCORP.	13,682	18,835	42,517	66,607	63,200	37.7%	125.7%	56.7%	-5.1%	49,518	361.9%
PLACER CO.	56,998	77,632	117,247	172,796	206,300	36.2%	51.0%	47.4%	19.4%	149,302	261.9%
AUBURN	5,586	6,570	7,540	10,592	11,450	17.6%	14.8%	40.5%	8.1%	5,864	105.0%
COLFAX	915	798	981	1,306	1,450	-12.8%	22.9%	33.1%	11.0%	535	58.5%
LINCOLN	3,197	3,176	4,132	7,248	7,975	-0.7%	30.1%	75.4%	10.0%	4,778	149.5%
LOOMIS	----	----	----	5,705	6,025	----	----	----	5.6%	----	----
ROCKLIN	1,495	3,039	7,344	19,033	26,950	103.3%	141.7%	159.2%	41.6%	25,455	1702.7%
ROSEVILLE	13,421	18,221	24,347	44,685	59,800	35.8%	33.6%	83.5%	33.8%	46,379	345.6%
UNINCORP	32,384	45,828	72,903	84,227	92,600	41.5%	59.1%	15.5%	9.9%	60,216	185.9%
SIERRA CO.	2,247	2,365	3,073	3,318	3,380	5.3%	29.9%	8.0%	1.9%	1,133	50.4%
LOYALTON	936	945	1,030	931	890	1.0%	9.0%	-9.6%	-4.4%	-46	-4.9%
UNINCORP.	1,311	1,420	2,043	2,387	2,500	8.3%	43.9%	16.8%	4.7%	1,189	90.7%
DISTRICT	109,546	150,176	257,777	380,619	440,980	37.1%	71.6%	47.7%	15.9%	331,434	302.6%
STATE	15,717,204	19,971,069	23,667,902	29,760,021	32,223,000	27.1%	18.5%	25.7%	8.3%	16,505,796	105.0%

Source: U.S. Department of Commerce, Bureau of the Census

* California Department of Finance

SIERRA ECONOMIC DEVELOPMENT DISTRICT POPULATION GROWTH IN THE DISTRICT

PERCENT GROWTH

<u>Year</u>	<u>El Dorado</u>	<u>Nevada</u>	<u>Placer</u>	<u>Sierra</u>
1/1/95	142,900	85,900	199,600	3,370
1/1/96	144,900	87,000	206,000	3,390
Percent of Change	1.4%	1.3%	3.1%	0.6%

GROWTH PROJECTIONS - 1990 - 2005

<u>Year</u>	<u>El Dorado</u>	<u>Nevada</u>	<u>Placer</u>	<u>Sierra</u>
1990	128,200	79,600	175,600	3,400
1995	151,400	95,300	209,900	3,600
2000	174,300	110,400	238,700	3,700
2005	197,400	125,000	267,400	3,900

PROJECTED COMPONENTS OF POPULATION CHANGE 1990 - 2005

	<u>El Dorado</u>	<u>Nevada</u>	<u>Placer</u>	<u>Sierra</u>
Net Migration	54,000	39,600	76,800	380
Births	35,150	18,760	44,610	610
Deaths	19,940	12,990	29,570	520

SOURCE: California State Department of Finance

**COMPONENTS OF POPULATION CHANGE
STATE AND SEDD COUNTIES
1990-1996**

		Population (July 1)	Change	Births	Deaths	Natural Increase	Net Migration	Net Immigratio	Net Domestic Migration
California	1990	29,944,000							
	1991	30,565,000	621,000	609,465	212,572	396,893	224,107	219,309	4,798
	1992	31,188,000	623,000	612,920	215,500	397,420	225,580	279,662	-54,082
	1993	31,517,000	329,000	587,678	216,021	371,657	-42,657	274,537	-317,194
	1994	31,790,000	273,000	579,103	223,480	355,623	-82,623	236,112	-318,735
	1995	32,063,000	273,000	558,113	220,831	337,282	-64,282	199,811	-264,093
	1996	32,383,000	320,000	560,371	224,220	336,151	-16,151	221,106	-237,257
		<i>Sum</i>	2,439,000	3,507,650	1,312,624	2,195,026	243,974	1,430,537	-1,186,563
		<i>Average</i>	406,500	584,608	218,771	365,838	40,662	238,423	-197,760
El Dorado	1990	127,500							
	1991	132,100	4,600	1,993	874	1,119	3,481	93	3,388
	1992	136,300	4,200	1,863	872	991	3,209	128	3,081
	1993	140,000	3,700	1,786	830	956	2,744	194	2,550
	1994	141,800	1,800	1,800	962	838	962	182	780
	1995	144,200	2,400	1,776	992	784	1,616	153	1,463
	1996	144,700	500	1,702	1,007	695	-195	294	-489
		<i>Sum</i>	17,200	10,920	5,537	5,383	11,817	1,044	10,773
		<i>Average</i>	2,867	1,820	923	897	1,970	174	1,796
Nevada	1990	79,100							
	1991	81,500	2,400	930	742	188	2,212	7	2,205
	1992	83,100	1,600	896	691	205	1,395	39	1,356
	1993	84,400	1,300	880	727	153	1,147	39	1,108
	1994	85,400	1,000	892	773	119	881	35	846
	1995	86,600	1,200	803	753	50	1,150	29	1,121
	1996	87,100	500	819	765	54	446	75	371
		<i>Sum</i>	8,000	5,220	4,451	769	7,231	224	7,007
		<i>Average</i>	1,333	870	742	128	1,205	37	1,168
Placer	1990	175,000							
	1991	181,300	6,300	2,618	1,331	1,287	5,013	140	4,873
	1992	187,300	6,000	2,756	1,337	1,419	4,581	174	4,407
	1993	192,100	4,800	2,634	1,376	1,258	3,542	215	3,327
	1994	195,900	3,800	2,715	1,448	1,267	2,533	237	2,296
	1995	203,500	7,600	2,726	1,480	1,246	6,354	200	6,154
	1996	209,200	5,700	2,675	1,503	1,172	4,528	270	4,258
		<i>Sum</i>	34,200	16,124	8,475	7,649	26,551	1,236	25,315
		<i>Average</i>	5,700	2,687	1,413	1,275	4,425	206	4,219
Sierra	1990	3,320							
	1991	3,300	-20	23	28	-5	-15	2	-17
	1992	3,300	0	21	30	-9	9	2	7
	1993	3,350	50	18	24	-6	56	2	54
	1994	3,350	0	20	32	-12	12	4	8
	1995	3,390	40	24	33	-9	49	4	45
	1996	3,370	-20	19	34	-15	-5	0	-5
		<i>Sum</i>	50	125	181	-56	106	14	92
		<i>Average</i>	8	21	30	-9	18	2	15

SOURCE: STATE DEPARTMENT OF FINANCE REPORT E-6

1990 CENSUS DATA

	El Dorado	Placer	Nevada	Sierra
URBAN & RURAL RESIDENCE				
Total population	125,995	172,796	78,510	3,318
Urban Population	55,396	114,088	25,141	
Percent of total population	44.0	66.0	32.0	
Rural Population	70,599	58,708	53,369	3,318
Percent of total population	56.0	34.0	68.0	100.0
Farm Population	1,083	1,696	522	51
EDUCATIONAL ATTAINMENT				
Percent highschool graduate or higher	85.9	85.1	86.3	75.5
Percent bachelor's degree or higher	20.8	22.7	22.1	15.9
PLACE OF WORK				
Percent employed inside the county	58.0	57.0	76.0	72.0
Percent employed outside the county	32.0	41.0	22.0	15.0
Percent employed out of the state	10.0	2.0	2.0	13.0
Average Commute Time (minutes)	26	23	23	22
CLASS WORKER				
Employed persons 16 yrs & over	58,893	82,920	33,210	1,333
Percent private wage & salary workers	70.0	70.0	69.0	53.0
Percent government workers	18.0	17.0	14.0	28.0
Percent self-employed workers	12.0	12.0	17.0	19.0
INCOME IN 1989				
Median Household Income (\$)	35,058	37,601	32,200	23,657
Median Family Income (\$)	39,823	42,805	36,942	29,911
Per Capita Income (\$)	15,703	17,311	15,760	13,731
POVERTY STATUS IN 1989				
Persons Below Poverty Level:				
all persons	7.7	7.1	7.7	9.2

SIERRA ECONOMIC DEVELOPMENT DISTRICT EMPLOYMENT/UNEMPLOYMENT STATISTICS

<u>COUNTY</u>	<u>* POPULATION</u>	<u>LABOR FORCE</u>	<u>24 MONTH UNEMPLOYMENT RATE 12/94-12/96</u>	<u>12 MONTH UNEMPLOYMENT RATE 12/95-12/96</u>	<u>3 MONTH UNEMPLOYMENT RATE 10/96-12/96</u>
EL DORADO	144,900	72,519	7.0%	6.8%	5.7%
NEVADA	87,000	41,489	7.4%	7.1%	6.1%
PLACER	206,000	100,815	6.3%	6.0%	5.2%
SIERRA	3,390	1,828	9.5%	10.4%	5.9%
DISTRICT WIDE	441,290	216,651	6.8%	6.5%	5.5%

*Population: January 1996, Department of Finance estimates

SOURCE: U.S. Bureau of Economic Analysis

EL DORADO COUNTY
CIVILIAN LABOR FORCE
EMPLOYMENT AND UNEMPLOYMENT
ANNUAL AVERAGES
1985 - 1996

Year	Population 1/	Labor Force2/	Employment3/	Unemployment4/	
				Number	Rate
1985	99,100	52,300	48,800	3,500	6.70%
1986	102,900	55,500	52,300	3,200	5.70%
1987	107,600	58,400	55,600	2,800	4.80%
1988	114,000	63,500	60,500	3,000	4.70%
1989	119,700	65,900	63,100	2,800	4.30%
1990	128,200	63,700	60,800	2,900	4.60%
1991	131,700	65,100	60,800	4,300	6.60%
1992	136,300	66,600	61,000	5,600	8.40%
1993	93,300	66,900	61,000	5,800	8.60%
1994	144,600	69,400	64,200	5,200	7.50%
1995	142,900	72,000	67,000	5,000	7.00%
1996	144,900	73,900	69,300	4,600	6.30%

March 1995 Benchmark

1/ Estimates of total population of California counties, California Department of Finance.

2/ Civilian labor force, employment and unemployment by place of residence.

3/ Includes persons involved in labor-management trade disputes.

4/ Includes all persons without jobs who are actively seeking work. The unemployment rate is computed from unrounded data.

SOURCE: California State Employment Development Department

NEVADA COUNTY
CIVILIAN LABOR FORCE
EMPLOYMENT AND UNEMPLOYMENT
ANNUAL AVERAGES
1985 - 1996

Year	Population 1/	Labor Force2/	Employment3/	Unemployment4/	
				Number	Rate
1985	64,700	26,075	23,925	2,150	8.30%
1986	67,100	27,275	25,325	1,950	7.10%
1987	69,900	28,950	27,225	1,725	5.90%
1988	72,800	30,900	29,000	1,900	6.10%
1989	75,300	32,475	30,675	1,800	5.60%
1990	79,600	36,100	34,350	1,750	4.90%
1991	81,400	38,425	35,900	2,525	6.50%
1992	83,700	39,575	36,175	3,400	8.60%
1993	85,500	40,250	36,820	3,430	8.50%
1994	86,900	41,740	38,540	3,200	7.70%
1995	89,500	40,890	37,690	3,200	7.80%
1996	87,000	40,730	37,970	2,760	6.80%

March 1994 Benchmark

1/ Estimates of total population of California counties, California Department of Finance.

2/ Civilian labor force, employment and unemployment by place of residence.

3/ Includes persons involved in labor-management trade disputes.

4/ Includes all persons without jobs who are actively seeking work. The unemployment rate is computed from unrounded data.

PLACER COUNTY
CIVILIAN LABOR FORCE
EMPLOYMENT AND UNEMPLOYMENT
ANNUAL AVERAGES
1985 - 1996

Year	Population 1/	Labor Force2/	Employment3/	Unemployment4/	
				Number	Rate
1985	138,800	65,300	60,700	4,600	7.10%
1986	144,200	68,600	64,600	4,000	5.90%
1987	150,600	71,900	68,200	3,700	5.20%
1988	157,400	76,600	72,700	3,900	5.10%
1989	164,600	79,500	75,900	3,600	4.50%
1990	175,600	89,300	85,400	3,900	4.30%
1991	179,800	90,400	84,600	5,800	6.40%
1992	187,000	92,600	84,800	7,800	8.40%
1993	194,100	92,400	85,000	7,400	8.00%
1994	201,600	96,000	89,300	6,700	7.00%
1995	199,600	100,600	94,300	6,300	6.30%
1996	206,000	104,100	98,400	5,700	5.40%

March 1995 Benchmark

1/ Estimates of total population of California counties, California Department of Finance.

2/ Civilian labor force, employment and unemployment by place of residence.

3/ Includes persons involved in labor-management trade disputes.

4/ Includes all persons without jobs who are actively seeking work. The unemployment rate is computed from unrounded data.

SIERRA COUNTY
CIVILIAN LABOR FORCE
EMPLOYMENT AND UNEMPLOYMENT
ANNUAL AVERAGES
1985 - 1996

Year	Population 1/	Labor Force2/	Employment3/	Unemployment4/	
				Number	Rate
1985	3,200	1,500	1,300	200	12.90%
1986	3,200	1,500	1,350	150	10.80%
1987	3,200	1,450	1,300	150	9.90%
1988	3,300	1,525	1,375	150	9.50%
1989	3,200	1,675	1,500	175	9.80%
1990	3,300	1,700	1,525	175	10.00%
1991	3,360	1,675	1,500	175	10.60%
1992	3,320	1,725	1,525	200	11.10%
1993	3,370	1,850	1,650	200	10.90%
1994	3,420	1,860	1,670	190	10.00%
1995	3,370	1,750	1,590	160	9.40%
1996	3,390	1,750	1,560	190	10.90%

March 1995 Benchmark

1/ Estimates of total population of California counties, California Department of Finance.

2/ Civilian labor force, employment and unemployment by place of residence.

3/ Includes persons involved in labor-management trade disputes.

4/ Includes all persons without jobs who are actively seeking work. The unemployment rate is computed from unrounded data.

SOURCE: California State Employment Development Department

EL DORADO COUNTY **
WAGE AND SALARY EMPLOYMENT BY INDUSTRY
1987 through 1995

<u>INDUSTRIES</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
Total all Industries	25,700	28,100	29,000	30,400	30,700	31,000	31,500	32,300	33,800
Farm *	300	300	300	300	300	300	200	300	300
Total Nonfarm Industries	25,400	27,800	28,700	30,100	30,400	30,700	31,300	31,900	33,600
Construction & Minin	2,000	2,400	2,400	2,600	2,300	2,000	1,900	2,100	2,100
Manufacturing	1,700	2,000	2,000	2,100	1,900	1,800	1,800	1,800	2,300
Transportation & Publ	900	1,000	900	900	1,100	900	1,000	1,000	1,100
Wholesale Trade	600	600	700	900	900	1,200	1,000	1,100	1,100
Retail Trade	6,800	7,000	7,300	7,900	7,900	7,800	7,900	8,000	8,100
Finance, Insurance &	1,200	1,400	1,400	1,600	1,700	1,600	1,600	1,600	1,500
Services	6,400	7,300	7,400	7,300	7,600	7,900	8,400	8,400	9,500
Government	5,800	6,100	6,600	6,800	7,000	7,500	7,700	8,000	7,900
Federal	800	800	1,000	900	900	1,000	900	900	900
State/Local/Educat	500	5,300	5,600	5,900	6,100	6,500	6,800	7,100	7,000
Local & Education	4,500	2,700	2,900	3,100	3,200	3,300	3,800	4,000	4,100

* Excludes formers and unpaid family workers. Excludes veterinary, other animal, landscape and horticultural services.

** El Dorado information not compiled separately from Sacramento MSA since 1993

Source: Employment Development Department

**NEVADA COUNTY
WAGE AND SALARY EMPLOYMENT
1987 through 1996**

<u>INDUSTRIES</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Total all Industries	17,475	18,875	19,475	20,750	22,025	21,900	21,930	22,570	22,310	23,230
Farm *	75	50	50	50	75	75	70	90	100	100
Total Nonfarm Industries	17,400	18,825	19,425	20,700	21,950	21,825	21,870	22,480	22,210	23,130
Construction & Mining	1,250	1,350	1,450	1,700	1,650	1,500	1,470	1,330	1,380	1,540
Manufacturing	2,450	2,800	2,950	3,075	2,950	2,650	2,560	2,400	2,420	2,640
Transportation & Public	525	900	525	525	525	600	600	600	590	670
Wholesale Trade	350	325	975	525	575	650	620	680	720	460
Retail Trade	4,350	4,475	4,625	4,850	5,225	5,150	5,160	5,840	5,250	5,760
Finance, Insurance & Services	875	900	1,050	1,100	1,350	1,400	1,470	1,370	1,310	1,160
Government	4,150	4,525	4,725	4,975	5,575	5,700	5,790	6,040	6,140	6,250
Federal	3,450	3,550	3,725	3,950	4,100	4,175	4,150	4,220	4,410	4,660
State/Local/Educational	400	425	475	475	450	450	440	500	460	470
Local & Education	375	350	375	350	350	325	380	380	530	560
	2,675	2,775	2,900	3,125	3,275	3,400	3,340	3,350	3,420	3,630

* Excludes formers and unpaid family workers. Excludes veterinary, other animal, landscape and horticultural services.

Source: Employment Development Department

PLACER COUNTY **
WAGE AND SALARY EMPLOYMENT
1987 through 1995

<u>INDUSTRIES</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
Total all Industries	49,400	53,200	65,100	61,200	65,000	66,300	68,800	68,800	74,700
Farm *	600	600	500	500	500	300	300	300	500
Total Nonfarm Industries	48,800	52,800	55,600	60,700	64,500	65,900	68,500	68,500	74,300
Construction & Mining	3,900	4,300	4,800	5,800	5,700	5,400	5,000	5,000	5,400
Manufacturing	6,000	6,700	7,000	7,500	7,800	8,100	7,900	7,900	9,200
Transportation & Public	3,400	3,600	3,800	3,900	4,400	4,300	4,300	4,300	3,700
Wholesale Trade	1,300	1,400	1,400	1,600	2,000	2,100	2,000	2,000	2,500
Retail Trade	11,900	12,500	13,000	13,900	14,300	14,100	15,600	15,600	18,500
Finance, Insurance & Services	2,600	2,800	3,100	3,400	3,400	3,700	4,000	4,000	3,900
Government	10,700	11,700	12,200	13,500	15,600	16,200	17,400	17,400	19,400
Federal	9,200	9,800	10,300	11,100	11,300	12,000	12,400	12,400	12,800
State/Local/Education	500	500	600	600	500	600	600	600	600
Local & Education	8,300	9,300	9,700	10,600	10,800	11,400	11,800	11,800	12,200
	6,300	5,500	5,700	6,300	6,400	6,700	7,100	7,100	7,300

* Excludes formers and unpaid family workers. Excludes veterinary, other animal, landscape and horticultural services.

** Placer county information not compiled separately from Sacramento MSA since 1994

Source: Employment Development Department

**SIERRA COUNTY
WAGE AND SALARY EMPLOYMENT
1987 through 1996**

<u>INDUSTRIES</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Total all Industries	775	800	875	1,050	950	1,025	1,070	1,000	1010	1000
Farm *	0	0	0	0	25	25	10	10	0	0
Total Nonfarm Industries	775	800	875	1,050	925	1,000	1,060	990	1010	1000
Goods Producing						260	250	250	270	290
Service Producing						690	720	740	730	710
Manufacturing	150	150	150	325	200	225	210	0	0	0
Wholesale Trade	50	50	50	50	75	175	210	0	160	120
Services	75	75	100	100	100	75	110	90	80	130
All Other Industries	100	100	125	125	75	50	70	0	0	0
Government	400	425	450	475	500	475	480	490	470	440
Federal	75	75	100	100	100	75	90	100	100	110
State/Local/Educational	25	25	25	25	25	25	20	390	370	330
Local & Education	300	325	325	350	375	375	360	370	0	320

* Excludes formers and unpaid family workers. Excludes veterinary, other animal, landscape and horticultural services.

Source: Employment Development Department

YEARLY AVERAGE EARNINGS BY INDUSTRIAL SECTOR

El Dorado County - 1994

	FULL-TIME & PART-TIME EMPLOYEES	PERCENT	AVERAGE YEARLY EARNINGS
TOTAL EMPLOYMENT	52,723	100.0%	\$23,132
WAGE AND SALARY	34,179	64.8%	\$21,672
PROPRIETORS	17,848	33.9%	\$21,753
<hr/>			
<u>SECTOR</u>			
FARM	895	1.7%	\$1,528
AG SERV/FORESTRY/OTHER	887	1.7%	\$15,546
MINING	128	0.2%	\$11,039
CONSTRUCTION	5,096	9.7%	\$36,651
MANUFACTURING	2,563	4.9%	\$33,395
TRANSPORTATION	1,425	2.7%	\$32,828
WHOLESALE	1,659	3.1%	\$24,948
RETAIL	11,030	20.9%	\$16,061
F.I.R.E.	4,767	9.0%	\$10,930
SERVICES	16,412	31.1%	\$23,058
FED. GOV'T	895	1.7%	\$37,285
MILITARY	333	0.6%	\$7,739
STATE & LOCAL GOV'T	6,633	12.6%	\$29,178
TOTAL	52,723	100.0%	\$23,132

Source: Bureau of Economic Analysis, June, 1996

YEARLY AVERAGE EARNINGS BY INDUSTRIAL SECTOR

Nevada County - 1994

	FULL-TIME & PART-TIME EMPLOYEES	PERCENT	AVERAGE YEARLY EARNINGS
TOTAL EMPLOYMENT	37,179	100.0%	\$22,597
WAGE AND SALARY	24,250	65.2%	\$21,993
PROPRIETORS	12,584	33.8%	\$19,047
<hr/>			
SECTOR			
FARM	393	1.1%	\$1,720
AG SERV/FORESTRY/OTHER	504	1.4%	\$20,589
MINING	137	0.4%	\$10,635
CONSTRUCTION	4,013	10.8%	\$31,280
MANUFACTURING	3,129	8.4%	\$34,106
TRANSPORTATION	923	2.5%	\$31,586
WHOLESALE	1,124	3.0%	\$22,174
RETAIL	7,284	19.6%	\$17,004
F.I.R.E.	3,032	8.2%	\$14,202
SERVICES	12,029	32.4%	\$19,738
FED. GOV'T	476	1.3%	\$37,929
MILITARY	197	0.5%	\$7,746
STATE & LOCAL GOV'T	3,938	10.6%	\$29,805
TOTAL	37,179	100.0%	\$22,597

Source: Bureau of Economic Analysis, June, 1996

YEARLY AVERAGE EARNINGS BY INDUSTRIAL SECTOR

Placer County - 1994

	FULL-TIME & PART-TIME EMPLOYEES	PERCENT	AVERAGE YEARLY EARNINGS
TOTAL EMPLOYMENT	102,831	100.0%	\$26,153
WAGE AND SALARY	76,926	74.8%	\$24,812
PROPRIETORS (non-farm)	24,765	24.1%	\$21,813
<hr/>			
<u>SECTOR</u>			
FARM	1,385	1.3%	\$946
AG SERV/FORESTRY/OTHER	1,524	1.5%	\$17,167
MINING	291	0.3%	\$27,038
CONSTRUCTION	9,278	9.0%	\$37,365
MANUFACTURING	8,948	8.7%	\$43,055
TRANSPORTATION	5,135	5.0%	\$49,443
WHOLESALE	2,898	2.8%	\$29,403
RETAIL	21,164	20.6%	\$18,741
F.I.R.E.	8,919	8.7%	\$16,033
SERVICES	30,537	29.7%	\$22,404
FED. GOV'T	616	0.6%	\$39,852
MILITARY	468	0.5%	\$8,205
STATE & LOCAL GOV'T	11,668	11.3%	\$28,347
TOTAL	102,831	100.0%	\$26,153

Source: Bureau of Economic Analysis, June, 1996

YEARLY AVERAGE EARNINGS BY INDUSTRIAL SECTOR

Sierra County - 1994

	FULL-TIME & PART-TIME EMPLOYEES	PERCENT	AVERAGE YEARLY EARNINGS
TOTAL EMPLOYMENT	1,530	100.0%	\$22,564
WAGE AND SALARY	1,110	72.5%	\$24,403
PROPRIETORS	426	27.8%	\$10,448
<hr/>			
SECTOR			
FARM	52	3.4%	(\$12,635)
AG SERV/FORESTRY/OTHER	17		\$14,471
MINING	(D)		(D)
CONSTRUCTION	91	5.9%	\$13,121
MANUFACTURING	259	16.9%	\$33,830
TRANSPORTATION	37	2.4%	\$18,568
WHOLESALE	(L)		(L)
RETAIL	208	13.6%	\$16,365
F.I.R.E.	(D)		(D)
SERVICES	186	12.2%	\$11,651
FED. GOV'T	79	5.2%	\$34,696
MILITARY	(L)		(L)
STATE & LOCAL GOV'T	480	31.4%	\$29,206
TOTAL	1,529	99.9%	\$22,564

(D) Not shown to avoid disclosure of confidential information

(L) Total earnings less than \$50,000. Estimates are included in totals.

Source: Bureau of Economic Analysis, April 1993

EL DORADO COUNTY

NUMBER OF REPORTING UNITS

3RD QUARTER 1992 - 1995

	1992		1993		1994		1995		1992/1995
	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	# Of firms	Share of total (%)	% Change
Total Number of Firms	3,962	100.0%	3,990	100.0%	3,775	100.0%	4,222	100%	6.6%
Less than 10 employee	3,368	85%	3,352	84%	3,100	82%	3,538	84%	5.0%
10 - 19 employees	299	7.5%	351	8.8%	365	9.7%	357	8%	19.4%
20 - 49 employees	194	4.9%	186	4.7%	212	5.6%	222	5%	14.4%
50 - 99 employees	54	1.4%	59	1.5%	55	1.5%	57	1%	5.6%
100 - 249 employees	34	0.9%	31	0.8%	34	0.9%	35	1%	2.9%
250 - 499 employees	10	0.3%	8	0.2%	6	0.2%	9	0%	-10.0%
500 - 999 employees	3	0.1%	3	0.1%	3	0.1%	4	0%	33.3%
1000+ employees	0	0.0%	0	0.0%	0	0.0%	0	0%	100.0%

SOURCE: Employment Development Department, Report #524

NEVADA COUNTY

NUMBER OF REPORTING UNITS

3RD QUARTER 1992 - 1995

	1992		1993		1994		1995		1992/1995
	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	% Change
Total Number of Firms	2,760	100.0%	2,819	100.0%	2,730	100.0%	3,075	100%	11.4%
Less than 10 employee	2,286	82.8%	2,352	83.4%	2,241	82.1%	2,585	84.1%	13.1%
10 - 19 employees	267	9.7%	257	9.1%	275	10.1%	261	8.5%	-2.2%
20 - 49 employees	136	4.9%	136	4.8%	144	5.3%	156	5.1%	14.7%
50 - 99 employees	43	1.6%	43	1.5%	40	1.5%	44	1.4%	2.3%
100 - 249 employees	23	0.8%	25	0.9%	24	0.9%	22	0.7%	-4.3%
250 - 499 employees	3	0.1%	4	0.1%	4	0.1%	5	0.2%	66.7%
500 - 999 employees	1	0.0%	2	0.1%	2	0.1%	2	0.1%	100.0%
1000+ employees	1	0.0%	0	0.0%	0	0.0%	0	0.0%	-100.0%

SOURCE: Employment Development Department, Report #524

PLACER COUNTY

NUMBER OF REPORTING UNITS
3RD QUARTER 1992 - 1995

	1992		1993		1994		1995		1992/1995
	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	% Change
Total Number of Firms	6,088	100.0%	6,329	100.0%	5,114	100.0%	7,170	100.0%	17.8%
Less than 10 employee	4,922	80.8%	5,139	81.2%	3,832	101.5%	5,801	80.9%	17.9%
10 - 19 employees	587	9.6%	583	9.2%	639	16.9%	667	9.3%	13.6%
20 - 49 employees	379	6.2%	399	6.3%	416	11.0%	449	6.3%	18.5%
50 - 99 employees	109	1.8%	111	1.8%	134	3.5%	151	2.1%	38.5%
100 - 249 employees	64	1.1%	66	1.0%	61	1.6%	70	1.0%	9.4%
250 - 499 employees	14	0.2%	19	0.3%	20	0.5%	14	0.2%	0.0%
500 - 999 employees	10	0.2%	9	0.1%	9	0.2%	14	0.2%	40.0%
1000+ employees	3	0.0%	3	0.0%	3	0.1%	4	0.1%	33.3%

SOURCE: Employment Development Department, Report #524

SIERRA COUNTY

NUMBER OF REPORTING UNITS
3RD QUARTER 1992 - 1995

	1992		1993		1994		1995		1992/1995
	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	# of firms	share of total (%)	% Change
Total Number of Firms	135	100.0%	136	100.0%	133	100.0%	152	100%	12.6%
Less than 10 employee	106	78.5%	108	79.4%	103	2.7%	121	80%	14.2%
10 - 19 employees	16	11.9%	18	13.2%	18	0.5%	20	13%	25.0%
20 - 49 employees	8	5.9%	5	3.7%	7	0.2%	7	5%	-12.5%
50 - 99 employees	3	2.2%	3	2.2%	3	0.1%	1	1%	-66.7%
100 - 249 employees	2	1.5%	2	1.5%	2	0.1%	3	2%	50.0%
250 - 499 employees	0	0.0%	0	0.0%	0	0.0%	0	0%	0.0%
500 - 999 employees	0	0.0%	0	0.0%	0	0.0%	0	0%	0.0%
1000+ employees	0	0.0%	0	0.0%	0	0.0%	0	0%	0.0%

SOURCE: Employment Development Department, Report #524

Number of Existing Business and total Employees
El Dorado County
(all sales are in millions)
1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
AGRICULTURE, FORESTRY AND FISHING			
Crops	28	73	5.1
Livestock and Animal Specialties	14	61	3.1
Services	116	482	17.4
Forestry	11	40	0.9
Fishing, Hunting & Trapping	2	6	0.3
MINING			
Metal Mining	4	13	1.4
Oil and Gas extraction	1	2	0.2
Mining and Quarrying of Nonmetallic minerals, except fuels	4	51	5.3
	180	728	
CONSTRUCTION			
Building - General Contractors & operating builders	285	1,078	264.1
Heavy const. except building contr.	43	254	24.3
Special trade contractors	453	1,705	118.6
	781	3,037	
MANUFACTURING			
Food and Kindred products	24	75	4.4
Tobacco products	1	N/A	N/A
Textile Mill products	2	4	0.2
Apparel, Finished prds from fabrics & similar materials	10	26	1.2
Lumber and Wood products except fur	40	510	27.1
Furniture and Fixtures	4	11	0.7
Paper products	2	16	1.2
Printing, publishing and allied industries	65	417	15.9
Chemicals and Allied products	12	57	13.8
Rubber and Miscellaneous Plastic Prod	7	132	2
Leather and leather products	4	12	0.7
Stone, Clay, Glass and Concrete Prdcs.	6	32	3.9
Primary Metal industries	1	11	N/A
Fabricated Metal prdcts except Machin and transport equipment	15	70	5.7
Industry and commercial machinery and computer equipment	60	261	25
Electronic elctrcl equip. and cmpnts ex computer equipment	21	351	29.1
Transportation equipment	9	17	3.7
Mesr/Anlyz/cntrl instrumnts, photo/med/	19	135	8.7
Miscellaneous Manuf. industries	35	183	13
	337	2,320	

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees
El Dorado County
(all sales are in millions)
1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
TRANSPORTATION AND PUBLIC UTILITIES			
Local, Suburban Transit & Interurban	17	141	3.9
Motor Freight Transportation	60	201	10.9
United States Postal Service	25	86	N/A
Water Transportation	6	58	3.1
Transportation by air	9	107	7.9
Transportation Services	40	146	29.3
Communications	31	407	32.6
Electric, Gas and Sanitary Services	26	770	49
	214	1,916	
WHOLESALE TRADE			
Durable goods	184	760	106.7
Nondurable goods	89	445	64.5
	273	1205	
RETAIL TRADE			
Building Materials, hrdw, garden supply	91	418	40.2
General Merchandise Stores	12	228	1.3
Food Stores	105	1,645	29
Automotive Dealers and Gas Srvcs stati	111	822	194.2
Apparel and Accessory Stores	108	462	89.6
Hme Furn. Furnishings and Equip. Stor	128	468	37.6
Eating and Drinking Places	291	3,052	76.8
Misc. Retail	521	1,896	91.6
	1,367	8,991	
FINANCE, INSURANCE, AND REAL ESTATE			
Depository Institutions	42	467	52
Non depository credit institutions	36	112	70.9
Security & commodity brokers, dealers,	13	38	2.5
Insurance carriers	6	245	N/A
Insurance Agents brokers and service	79	283	21.9
Real estate	279	1,413	87.5
Holding and other investment offices	11	64	8.8
	466	2,622	

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees
El Dorado County
(all sales are in millions)
1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
SERVICES			
Hotels, Rooming houses, camps, other	191	1,515	57.7
Personal services	314	832	32
Business services	454	1,578	93.7
Auto repair, services and parking	206	737	36.7
Misc repair service	114	231	12.9
Motion pictures	34	150	5
Amusement and recreation	131	842	29.7
Health services	326	2,976	181.4
Legal services	99	300	19.5
Education services	110	3,261	168.2
Social services	130	744	18.4
Museums, art galleries and Botanical	6	62	2.9
Membership organizations	142	746	18.3
Engineering, Accounting, Research	310	2,144	144.4
Services, not elsewhere classified	19	76	6.4
PUBLIC ADMINISTRATION			
Executive, Legislative & general gover except Finance	10	688	2
Justice Public order and safety	21	450	N/A
Admin. of Human resource programs	5	17	N/A
Admin. of Environmental Quality and H	17	404	N/A
Admin. of Economic programs	2	87	N/A
National Security and Intern. Affairs	2	60	N/A
	57	1,706	
TOTAL	9,879	59,538	\$ 2,53

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees

Nevada County

(all sales are in millions)

1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
AGRICULTURE, FORESTRY AND FISHING			
Crops	13	46	2.7
Livestock and Animal Specialties	12	31	1.4
Services	99	324	12.1
Forestry	8	29	1.5
	132	430	
MINING			
Metal Mining	8	36	9.8
Oil and Gas extraction	1	2	1
Mining and Quarrying of Nonmetallic minerals, except fuels	3	18	0.3
	12	56	
CONSTRUCTION			
Building - General Contractors & operating builders	285	856	102
Heavy const. except building contr.	26	109	14.5
Special trade contractors	408	1,224	81.9
	719	2,189	
MANUFACTURING			
Food and Kindred products	19	50	3.6
Tobacco products	2	N/A	N/A
Textile Mill products	3	7	0.5
Apparel, Finished prds from fabrics & similar materials	13	29	1.8
Lumber and Wood products except fur	33	174	37.7
Furniture and Fixtures	8	185	15.4
Paper products	2	43	3.9
Printing, publishing and allied industrie	55	506	18.7
Chemicals and Allied products	9	35	3.5
Rubber and Miscellaneous Plastic Prod	10	64	4.7
Leather and leather products	2	6	0.4
Stone, Clay, Glass and Concrete Prdcs	7	52	2.6
Primary Metal industries	5	38	2.9
Fabricated Metal prdcts except Machin and transport equipment	20	199	12.2
Industry and commercial machinery and computer equipment	45	238	32.7
Electronic electrl equip. and cmpnts ex computer equipment	32	1,385	31.1
Transportation equipment	12	99	6.4
Mesr/Anlyz/cntrl instrumnts, photo/med	20	208	23
Miscellaneous Manuf. industries	36	147	9.7
	333	3,465	

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees

Nevada County

(all sales are in millions)

1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
TRANSPORTATION AND PUBLIC UTILITIES			
Railroad transportation	1	N/A	N/A
Local, Suburban Transit & Interurban	5	81	0.1
Hwy Passenger transport			
Motor Freight Transportation	50	188	12
United States Postal Service	11	20	N/A
Water Transportation	3	5	1.1
Transportation by air	6	33	1.8
Transportation Services	31	116	20.5
Communications	12	111	15.9
Electric, Gas and Sanitary Services	18	334	35.5
	137	888	
WHOLESALE TRADE			
Durable goods	137	487	60.8
Nondurable goods	69	291	42.6
	206	778	
RETAIL TRADE			
Building Materials, hrdw, garden suppl	68	475	64.7
General Merchandise Stores	10	256	6.7
Food Stores	89	1,073	43.3
Automotive Dealers and Gas Svc stati	81	472	73.4
Apparel and Accessory Stores	86	266	13.1
Hme Furn. Furnishings and Equip. Stor	132	444	43.4
Eating and Drinking Places	189	1,527	29.5
Misc. Retail	392	1,571	78
	1,047	6,084	
FINANCE, INSURANCE, AND REAL ESTATE			
Depository Institutions	24	406	60.4
Non depository credit institutions	46	137	9.5
Security & commodity brokers, dealers	22	66	2.2
Insurance carriers	11	101	4.5
Insurance Agents brokers and service	53	230	20.8
Real estate	235	927	59.9
Holding and other investment offices	6	11	1
	397	1,878	

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees

Nevada County

(all sales are in millions)

1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
SERVICES			
Hotels, Rooming houses, camps, other	71	773	58.8
Personal services	225	627	23.2
Business services	359	1,067	59.4
Auto repair, services and parking	132	517	26.2
Misc repair service	78	181	10.5
Motion pictures	33	136	5.9
Amusement and recreation	90	419	25.5
Health services	283	2,651	128.4
Legal services	102	265	11.5
Education services	76	1,546	87.8
Social services	161	668	17
Museums, art galleries and Botanical	9	26	0.9
Membership organizations	120	768	28.1
Engineering, Accounting, Research	288	1,062	61.7
Services, not elsewhere classified	15	23	1.4
	2,042	10,729	
PUBLIC ADMINISTRATION			
Executive, Legislative & general gover except Finance	8	478	N/A
Justice Public order and safety	18	278	0.8
Admin. of Human resource programs	2	42	N/A
Admin. of Environmental Quality and	5	154	N/A
Admin. of Economic programs	4	56	N/A
	37	1,008	
TOTAL	10,124	55,010	\$1,685.80

SOURCE: Center for Economic Development

Number of Existing Business and total Employees

Placer County

(all sales are in millions)

1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
AGRICULTURE, FORESTRY AND FISHING			
Crops	16	118	9.1
Livestock and Animal Specialti	14	48	2.3
Services	196	943	42.9
Forestry	6	24	0.6
	232	1,133	
MINING			
Metal Mining	1	35	8.8
Oil and Gas extraction	4	14	3.6
Mining and Quarrying of Nonm	5	22	4.2
minerals, except fuels	10	71	
CONSTRUCTION			
Building - General Contractors	460	1,591	270.6
operating builders	81	517	51.7
Heavy const. except building contr.			
Special trade contractors	759	3,922	280
	1,300	6,030	
MANUFACTURING			
Food and Kindred products	14	96	7.2
Tobacco products	1	169	N/A
Textile Mill products	2	6	0.4
Apparel, Finished prds from fab	18	44	3
& similar materials			
Lumber and Wood products ex	34	823	92
Furniture and Fixtures	21	68	5.2
Paper products	4	60	7
Printing, publishing and allied i	96	858	59.9
Chemicals and Allied products	17	656	12.9
Petroleum Refining and Relate	1	4	N/A
Rubber and Miscellaneous Plas	11	159	11.9
Leather and leather products	3	18	2.5
Stone, Clay, Glass and Concret	19	404	89.7
primary Metal industries	7	38	7
Fabricated Metal prdcts except	45	256	45
and transport equipment			
Industry and commercial machi	74	5,563	74
and computer equipment			
Electronic elctrcl equip. and cm	41	2,289	41
computer equipment			
Transportation equipment	21	116	21
Mesr/Anlyz/cntrl instrumnts, ph	27	2,283	27
watches/clocks			
Miscellaneous Manuf. industrie	28	117	28
	484	14,027	

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees
Placer County
(all sales are in millions)
1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
TRANSPORTATION AND PUBLIC UTILITIES			
Railroad transportation	3	76	N/A
Local, Suburban Transit & Inter	14	135	3.5
Hgwy Passenger transport			
Motor Freight Transportation	88	978	20.3
United States Postal Service	26	N/A	N/A
Water Transportation	12	55	4.4
Transportation by air	18	67	5.4
Pipelines, Except Natural Gas	2	16	N/A
Transportation Services	62	269	5.4
Communications	39	526	N/A
Electric, Gas and Sanitary Serv	45	1,497	254.8
	309	3,619	
WHOLESALE TRADE			
Durable goods	372	2,056	264.4
Nondurable goods	134	1,130	278.8
	506	3,186	
RETAIL TRADE			
Building Materials, hrdw, garde	97	803	53.3
Mobile Home dealers			
General Merchandise Stores	19	971	0.5
Food Stores	155	2,069	47.8
Automotive Dealers and Gas S	204	2,120	546.5
Apparel and Accessory Stores	129	597	30.2
Hme Furn. Furnishings and Eq	203	757	70.6
Eating and Drinking Places	451	4,761	139.4
Misc. Retail	716	3,099	130.2
	1,974	7,317	
FINANCE, INSURANCE, AND REAL ESTATE			
Depository Institutions	69	3,099	130.2
Non depository credit institution	107	467	30
Security & commodity brokers, dealers,			
exchanges and services	31	127	5.2
Insurance carriers	25	347	46.4
Insurance Agents brokers and s	159	792	134.7
Real estate	474	1,945	188.1
Holding and other investment o	14	47	4.1
	879	6,824	

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees
Placer County
(all sales are in millions)
1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
SERVICES			
Hotels, Rooming houses, camp	106	1,658	129.6
Personal services	416	1,359	45.2
Business services	655	3,502	145.8
Auto repair, services and parkin	272	1,088	56.5
Misc repair service	185	641	44.8
Motion pictures	52	243	12.1
Amusement and recreation	153	926	31.8
Health services	592	6,077	628.6
Legal services	186	570	37.9
Education services	168	5,082	301.8
Social services	224	1,759	52.8
Museums, art galleries and Botanical			
Zoological gardens	5	18	0.6
Membership organizations	251	1,240	50.9
Engineering, Accounting, Research			
Management & related svcs.	524	2,493	169.8
Services, not elsewhere classifi	20	44	1.6
	3,809	26,700	
PUBLIC ADMINISTRATION			
Executive, Legislative & general government			
Except Finance	16	813	N/A
Justice Public order and safety	26	151	N/A
Public finance, taxation and mo	3	N/A	N/A
Admin. of Human resource pro	9	95	11.6
Admin. of Environmental Qualit	10	287	N/A
Admin. of Economic programs	9	176	N/A
	73	1,522	
TOTAL	19,152	148,718	\$ 5,324.10

SOURCE: Center for Economic Development, Chico

Number of Existing Business and total Employees

Sierra County

(all sales are in millions)

1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
AGRICULTURE, FORESTRY AND FISHING			
Crops	1	1	0.1
Livestock and Animal Specialties	2	31	0.1
Services	1	3	0.1
Forestry	4	18	1.1
	8	53	
MINING			
Metal Mining	4	53	3.1
Mining and Quarrying of Nonmetallic minerals, except fuels	1	N/A	N/A
	5	53	
CONSTRUCTION			
Building - General Contractors & operating builders	6	12	0.9
Heavy const. except building contr.	2	3	0.2
Special trade contractors	3	10	0.5
	11	25	
MANUFACTURING			
Lumber and Wood products except fur	5	175	1.2
Printing, publishing and allied industries	2	8	0.1
Miscellaneous Manuf. industries	1	1	0.1
	8	184	
TRANSPORTATION AND PUBLIC UTILITIES			
Local, Suburban Transit & Interurban	1	12	0.2
Motor Freight Transportation	2	4	0.2
United States Postal Service	5	4	N/A
Transportation Services	3	12	1.7
Communications	1	N/A	0.1
Electric, Gas and Sanitary Services	1	4	0.1
	13	36	
WHOLESALE TRADE			
Durable goods	1	3	0.1
Nondurable goods	1	1	0.1
	2	4	
RETAIL TRADE			
Building Materials, hrdw, garden supply	3	5	0.3
General Merchandise Stores	3	12	0.4
Food Stores	4	32	1
Automotive Dealers and Gas Srvc stati	6	20	1.3
Hme Furn. Furnishings and Equip. Stor	1	3	0.1
Eating and Drinking Places	10	38	1
Misc. Retail	3	6	0.4
	30	116	

SOURCE: Center for Economic Development, Chico

Overall Economic Development Program

Appendix 28-1

Number of Existing Business and total Employees

Sierra County

(all sales are in millions)

1997

Type of Industry	Number of Businesses	Total Employees	Total Sales
SERVICES			
Hotels, Rooming houses, camps, other	16	29	1.5
Personal services	3	7	0.3
Business services	2	6	0.2
Auto repair, services and parking	2	8	0.2
Misc repair service	3	5	0.3
Motion pictures	1	2	0.1
Health services	4	106	3.1
Legal services	2	6	0.2
Education services	8	10	5.1
Social services	5	21	0.4
Membership organizations	6	20	0.6
Engineering, Accounting, Research	5	18	1
	57	238	
PUBLIC ADMINISTRATION			
Executive, Legislative & general gover except Finance	4	68	N/A
Justice Public order and safety	1	1	N/A
Admin. of Human resource programs	2	21	N/A
Admin. of Environmental Quality and H	1	N/A	N/A
	8	90	
FINANCE, INSURANCE, AND REAL ESTATE			
Depository Institutions	1	4	N/A
Insurance Agents brokers and service	1	5	0.5
Real estate	5	10	0.5
	7	19	
TOTAL	291	1,617	\$ 28.50

SOURCE: Center for Economic Development, Chico

El Dorado County Trade Area Capture, 1993

Retail Stores	Taxable Sales(Thousands)		Per Capita Sales		Trade Area Capture	Surplus or Loss
	California	El Dorado	California	El Dorado		
Apparel Stores	\$ 10,403,473	\$ 25,949	\$ 330	\$ 184	83,654	(57,145)
General Merchandise Stores	\$ 27,383,790	\$ 37,694	\$ 868	\$ 268	46,166	(94,634)
Drug Stores	\$ 4,904,886	\$ 23,770	\$ 155	\$ 169	162,535	21,735
Food Stores	\$ 14,609,003	\$ 103,354	\$ 463	\$ 704	237,276	96,476
Packaged Liquor Stores	\$ 1,775,894	\$ 7,171	\$ 56	\$ 51	135,428	(5,372)
Eating & Drinking Places	\$ 23,733,429	\$ 109,572	\$ 752	\$ 778	154,841	14,041
Home Furn. & Appliances	\$ 8,878,148	\$ 22,822	\$ 281	\$ 162	83,214	(54,586)
Bldg. Mat.& Furn Imprints	\$ 15,828,806	\$ 76,435	\$ 502	\$ 543	161,954	(21,154)
Auto Dealers & Supplies	\$ 30,616,307	\$ 120,224	\$ 970	\$ 854	131,700	(9,100)
Service Stations	\$ 16,524,342	\$ 68,981	\$ 524	\$ 490	140,008	(792)
Other Retail Stores	\$ 24,356,503	\$ 52,353	\$ 772	\$ 372	72,090	(68,710)
Retail Stores Total	\$ 179,014,581	\$ 618,325	\$ 5,674	\$ 4,605	121,465	(19,335)
All Other Outlest	\$ 93,109,162	\$ 232,057	\$ 2,951	\$ 1,652	83,805	(56,995)
Total All Outlets	\$ 272,123,743	\$ 880,982	\$ 8,625	\$ 6,257	108,579	(32,221)



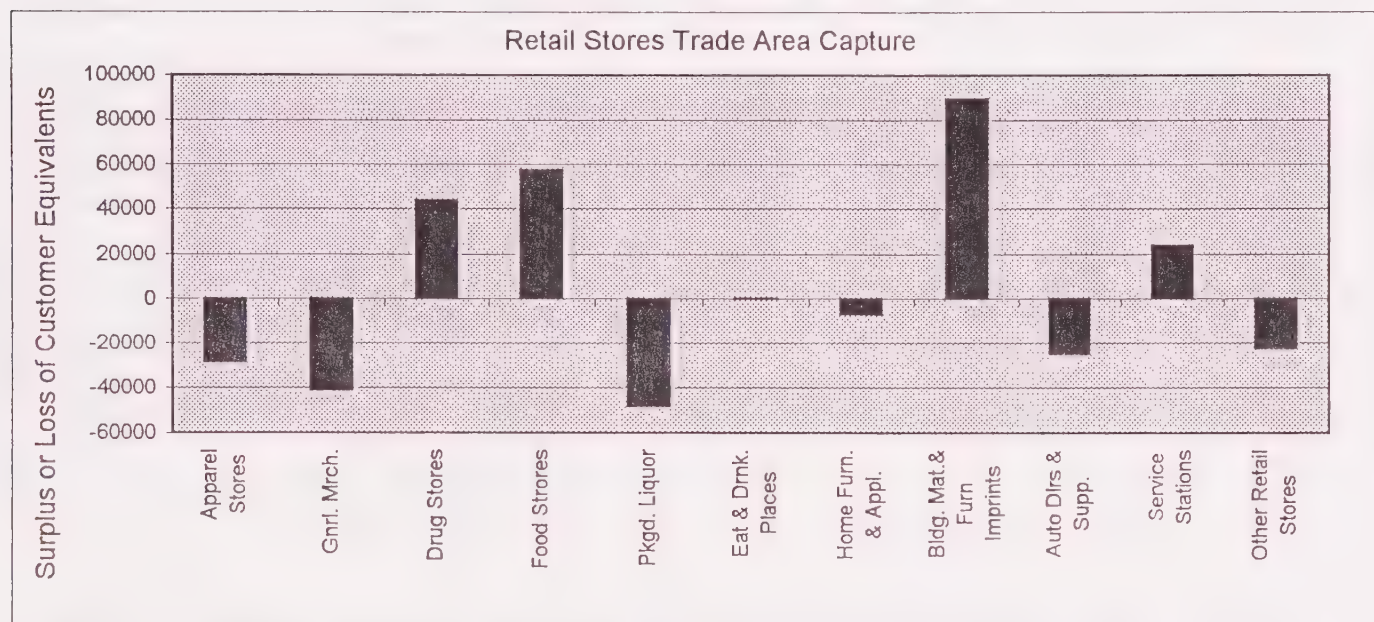
Potential Retail Sales (Thousands)

Retail Stores	Potential Sales	Actual Sales	% or Potential Sales Captured
Apparel Stores	\$ 43,675	\$ 25,949	59.41%
General Merchandise Stores	\$ 114,961	\$ 37,694	32.79%
Drug Stores	\$ 20,591	\$ 23,770	115.44%
Food Stores	\$ 61,330	\$ 103,354	168.52%
Packaged Liquor Stores	\$ 7,455	\$ 7,171	96.19%
Eating & Drinking Places	\$ 99,636	\$ 109,572	109.97%
Home Furn. & Appliances	\$ 37,272	\$ 22,822	61.23%
Bldg. Mat.& Furn Imprints	\$ 66,451	\$ 76,435	115.02%
Auto Dealers & Supplies	\$ 128,531	\$ 120,224	93.54%
Service Stations	\$ 69,371	\$ 68,981	99.44%
Other Retail Stores	\$ 102,252	\$ 52,353	51.20%
Retail Stores Total	\$ 751,526	\$ 648,325	86.27%
All Other Outlest	\$ 390,884	\$ 232,657	59.52%
Total All Outlets	\$ 1,142,411	\$ 880,982	77.12%

SOURCE: Center of Economic Development, Chico

Nevada County Trade Area Capture, 1993

Retail Stores	Taxable Sales (Thousands)		Per Capita Sales		Trade Area Capture	Surplus or Loss
	California	Nevada	California	Nevada		
Apparel Stores	\$ 10,403,473	\$ 16,531	\$ 330	\$ 193	56,456	(29,044)
General Merchandise Stores	\$ 27,383,790	\$ 33,748	\$ 868	\$ 395	43,787	(41,713)
Drug Stores	\$ 4,904,886	\$ 17,843	\$ 155	\$ 209	129,248	43,748
Food Stores	\$ 14,609,003	\$ 58,953	\$ 463	\$ 690	143,374	57,874
Packaged Liquor Stores	\$ 1,775,894	\$ 1,860	\$ 56	\$ 22	37,212	(48,288)
Eating & Drinking Places	\$ 23,733,429	\$ 56,755	\$ 752	\$ 664	84,963	(537)
Home Furn. & Appliances	\$ 8,878,148	\$ 19,501	\$ 281	\$ 228	78,041	(7,459)
Bldg. Mat. & Furn Imprints	\$ 15,828,806	\$ 77,961	\$ 502	\$ 912	174,991	89,491
Auto Dealers & Supplies	\$ 30,616,307	\$ 51,833	\$ 970	\$ 606	60,151	(25,349)
Service Stations	\$ 16,524,342	\$ 50,918	\$ 524	\$ 596	109,480	23,980
Other Retail Stores	\$ 24,356,503	\$ 42,802	\$ 772	\$ 501	62,524	(22,976)
Retail Stores Total	\$ 179,014,581	\$ 428,765	\$ 5,674	\$ 5,015	85,098	(402)
All Other Outlets	\$ 93,109,162	\$ 174,071	\$ 2,951	\$ 2,036	66,423	(17,077)
Total All Outlets	\$ 272,123,743	\$ 602,863	\$ 8,625	\$ 7,051	78,708	(6,792)



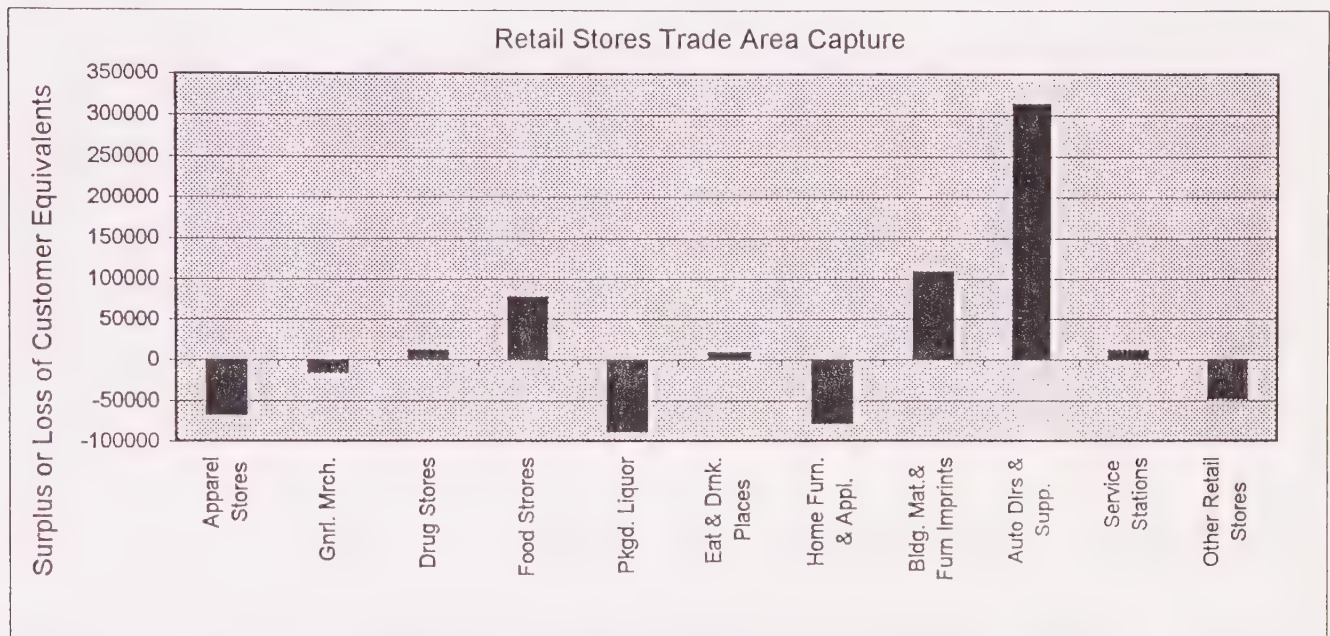
Potential Retail Sales (Thousands)

Retail Stores	Potential Sales	Actual sales	% of Potential Sales captured
Apparel Stores	\$ 25,036	\$ 16,531	66.03%
General Merchandise Stores	\$ 65,898	\$ 33,748	51.21%
Drug Stores	\$ 11,803	\$ 17,843	151.17%
Food Stores	\$ 35,156	\$ 58,953	167.69%
Packaged Liquor Stores	\$ 4,274	\$ 1,860	43.52%
Eating & Drinking Places	\$ 57,114	\$ 56,755	99.37%
Home Furn. & Appliances	\$ 21,365	\$ 19,501	91.28%
Bldg. Mat. & Furn Imprints	\$ 38,091	\$ 77,961	204.67%
Auto Dealers & Supplies	\$ 73,667	\$ 51,833	70.36%
Service Stations	\$ 39,765	\$ 50,918	128.05%
Other Retail Stores	\$ 58,613	\$ 42,862	73.13%
Retail Stores Total	\$ 430,793	\$ 428,765	99.53%
All Other Outlets	\$ 224,064	\$ 174,071	77.69%
Total All Outlets	\$ 654,857	\$ 602,836	92.06%

SOURCE: Center of Economic Development, Chico

Placer County Trade Area Capture, 1993

Retail Stores	Taxable Sales (Thousands)		Per Capita Sales		Trade Area Capture	Surplus or Loss
	California	Placer	California	Placer		
Apparel Stores	\$ 10,403,473	\$ 43,952	\$ 330	\$ 226	125,460	(57,145)
General Merchandise Stores	\$ 27,383,790	\$ 136,550	\$ 868	\$ 704	148,083	(94,634)
Drug Stores	\$ 4,904,886	\$ 33,889	\$ 155	\$ 175	205,180	21,735
Food Stores	\$ 14,609,003	\$ 133,315	\$ 463	\$ 687	270,997	96,476
Packaged Liquor Stores	\$ 1,775,894	\$ 6,300	\$ 56	\$ 32	105,349	(5,372)
Eating & Drinking Places	\$ 23,733,429	\$ 162,533	\$ 752	\$ 837	203,370	14,041
Home Furn. & Appliances	\$ 8,878,148	\$ 34,395	\$ 281	\$ 177	115,048	(54,586)
Bldg. Mat. & Furn Imprints	\$ 15,828,806	\$ 160,985	\$ 502	\$ 829	302,025	(21,154)
Auto Dealers & Supplies	\$ 30,616,307	\$ 522,873	\$ 970	\$ 2,694	507,165	(9,100)
Service Stations	\$ 16,524,342	\$ 114,238	\$ 524	\$ 589	205,302	(792)
Other Retail Stores	\$ 24,356,503	\$ 120,192	\$ 772	\$ 619	146,544	(68,710)
Retail Stores Total	\$ 179,014,581	\$ 1,469,222	\$ 5,674	\$ 7,569	243,728	(19,335)
All Other Outlets	\$ 93,109,162	\$ 554,002	\$ 2,951	\$ 2,854	176,695	(56,995)
Total All Outlets	\$ 272,123,743	\$ 2,023,224	\$ 8,625	\$ 10,424	220,792	(32,221)



Potential Retail Sales (Thousands)

Retail Stores	Potential Sales	Actual sales	% of Potential Sales captured
Apparel Stores	\$ 67,998	\$ 43,952	64.64%
General Merchandise Stores	\$ 178,983	\$ 136,550	76.29%
Drug Stores	\$ 32,059	\$ 33,889	105.71%
Food Stores	\$ 95,486	\$ 133,315	139.62%
Packaged Liquor Stores	\$ 11,607	\$ 6,300	54.28%
Eating & Drinking Places	\$ 155,124	\$ 162,533	104.78%
Home Furn. & Appliances	\$ 58,029	\$ 34,395	59.27%
Bldg. Mat. & Furn Imprints	\$ 103,459	\$ 160,985	155.60%
Auto Dealers & Supplies	\$ 200,112	\$ 522,873	261.29%
Service Stations	\$ 108,005	\$ 114,238	105.77%
Other Retail Stores	\$ 159,197	\$ 120,192	75.50%
Retail Stores Total	\$ 1,170,059	\$ 1,469,222	125.57%
All Other Outlets	\$ 608,572	\$ 554,002	91.03%
Total All Outlets	\$ 1,778,631	\$ 2,023,224	113.75%

SOURCE: Center of Economic Development, Chico

Sierra County Trade Area Capture, 1993

Retail Stores	Taxable Sales (Thousands)			Per Capita Sales		Trade Area Capture	Surplus or Loss
	California	Sierra		California	Sierra		
Apparel Stores	\$ 10,403,473	#		\$ 330	#	#	#
General Merchandise Stores	\$ 27,383,790	*		\$ 868	*	*	*
Drug Stores	\$ 4,904,886	*		\$ 155	*	*	*
Food Stores	\$ 14,609,003	\$ 1,010		\$ 463	\$ 300	2,717	(653)
Packaged Liquor Stores	\$ 1,775,894	*		\$ 56	*	*	*
Eating & Drinking Places	\$ 23,733,429	\$ 1,668		\$ 752	\$ 495	2,762	(608)
Home Furn. & Appliances	\$ 8,878,148	\$ 244		\$ 281	\$ 72	1,080	(2,290)
Bldg. Mat. & Furn Imprints	\$ 15,828,806	\$ 1,158		\$ 502	\$ 344	2,875	(495)
Auto Dealers & Supplies	\$ 30,616,307	*		\$ 970	*	*	*
Service Stations	\$ 16,524,342	\$ 1,356		\$ 524	\$ 402	3,225	(145)
Other Retail Stores	\$ 24,356,503	\$ 1,313		\$ 772	\$ 390	2,119	(1,251)
Retail Stores Total	\$ 179,014,581	\$ 6,749		\$ 5,674	\$ 2,003	1,482	(1,888)
All Other Outlets	\$ 93,109,162	\$ 6,363		\$ 2,951	\$ 1,888	2,686	(684)
Total All Outlets	\$ 272,123,743	\$ 13,112		\$ 8,625	\$ 3,891	1,894	(1,476)



Potential Retail Sales (Thousands)

Retail Stores	Potential Sales	Actual sales	% of Potential Sales captured
Apparel Stores	\$ 892	#	
General Merchandise Stores	\$ 2,348	*	
Drug Stores	\$ 421	*	
Food Stores	\$ 1,253	\$ 1,010	80.61%
Packaged Liquor Stores	\$ 152	*	
Eating & Drinking Places	\$ 2,035	\$ 1,668	81.97%
Home Furn. & Appliances	\$ 761	\$ 244	32.06%
Bldg. Mat. & Furn Imprints	\$ 1,357	\$ 1,158	85.34%
Auto Dealers & Supplies	\$ 2,625	*	
Service Stations	\$ 1,417	\$ 1,356	95.70%
Other Retail Stores	\$ 2,088	\$ 1,313	62.88%
Retail Stores Total	\$ 15,349	\$ 6,749	43.97%
All Other Outlets	\$ 7,964	\$ 6,363	79.70%
Total All Outlets	\$ 23,333	\$ 13,112	56.20%

Not Available * Sales omitted to avoid disclosure of confidential information included in total where possible

SOURCE: Center of Economic Development, Chico

**TRANSIT LODGING REVENUES AND TAX RATES
FISCAL YEAR 1994-1995**

	REVENUES \$	TAX RATE %
EL DORADO COUNTY		
Unincorporated	\$ 505,898	10.0%
Placerville	97,990	10.0%
So. Lake Tahoe	7,631,647	10.0%
NEVADA COUNTY		
Unincorporated	211,315	10.0%
Grass Valley	109,758	10.0%
Nevada City	241,831	10.0%
Truckee	597,780	10.0%
PLACER COUNTY		
Unincorporated	4,151,503	8.0%
Auburn	51,266	8.0%
Colfax	8,660	8.0%
Lincoln	*****	*****
Loomis	12,568	6.0%
Rocklin	154,455	8.0%
Roseville	262,781	6.0%
SIERRA COUNTY		
Unincorporated	146,272	10.0%
Loyalton	3,200	6.0%
SEDD		
	\$ 14,186,924	
CALIFORNIA		
	\$ 648,224,000	10.61%

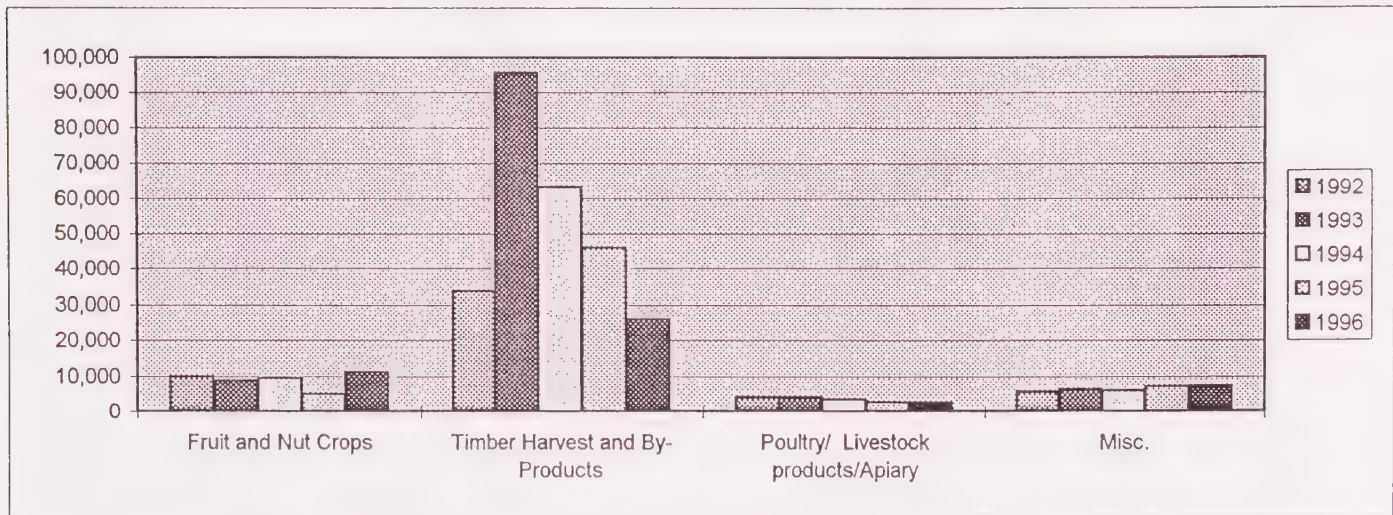
California County Travel Impacts, 1995

County	Travel Expend. (\$000)	Payroll (\$000)	Employment (Jobs)	Local Tax (\$000)	State Tax (\$000)
El Dorado	\$662,330	\$109,890	9520	\$12,910	\$42,550
Nevada	\$215,930	\$33,270	2850	\$2,780	\$15,030
Placer	\$612,470	\$94,820	7750	\$9,050	\$40,300
Sierra	\$35,860	\$5,610	480	\$420	\$2,480

SOURCE: California Trade & Commerce Agency Office of Tourism

EL DORADO COUNTY
AGRICULTURAL INCOME
1992-1996
(in thousands)

		<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Fruit and Nut Crops	\$	9,945	\$ 8,804	\$ 9,481	\$ 4,920	\$ 11,246
Timber Harvest and By-Pro	\$	33,784	\$ 95,603	\$ 63,300	\$ 45,902	\$ 25,873
Poultry/Livestock products	\$	4,182	\$ 4,148	\$ 3,540	\$ 2,810	\$ 2,822
Apiary						
Miscellaneous	\$	5,775	\$ 6,454	\$ 5,848	\$ 7,142	\$ 7,302
TOTAL AGRICULTURE INC	\$	53,686	\$ 115,009	\$ 82,169	\$ 60,773	\$ 47,243



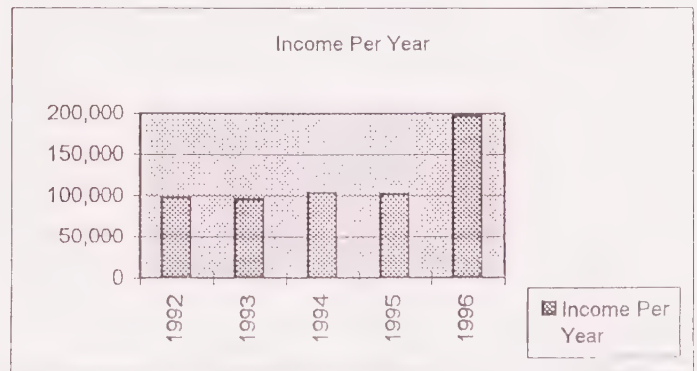
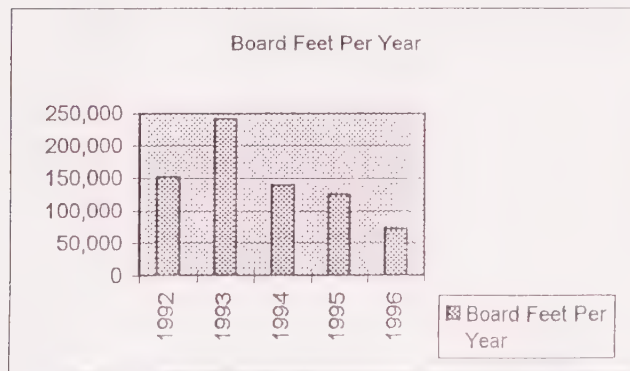
TIMBER HARVESTED AND BY-PRODUCTS

Board Feet Per Year

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Private/Public Forest	152,018	242,100	140,400	124,584	73,140

Income Per Year

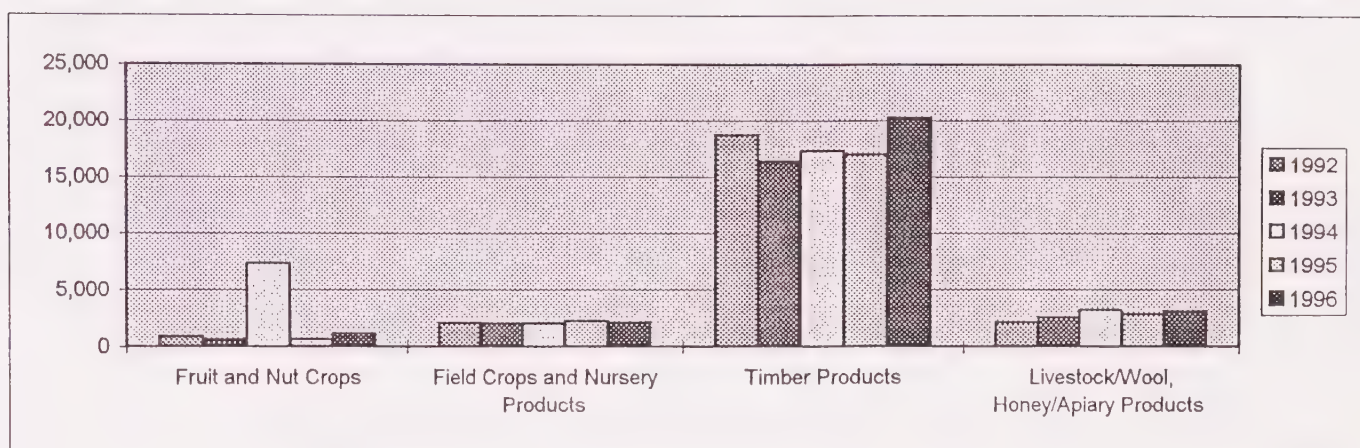
Wood Sales, Permits	\$	97,000	\$ 95,200	\$ 103,600	\$ 101,700	\$ 197,000
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SOURCE: 1996 Agriculture Report

**NEVADA COUNTY
AGRICULTURAL INCOME**
1992-1996
(in thousands)

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Fruit and Nut Crops	\$ 902	\$ 617	\$ 7,339	\$ 644	\$ 1,171
Field Crops and Nursery Pr	\$ 2,119	\$ 2,036	\$ 2,049	\$ 2,260	\$ 2,185
Timber Products	\$ 18,737	\$ 16,400	\$ 17,231	\$ 16,979	\$ 20,258
Livestock/Wool, Honey Apiary Products	\$ 2,139	\$ 2,573	\$ 3,269	\$ 2,841	\$ 3,159
TOTAL AGRICULTURE INC	\$ 23,898	\$ 21,626	\$ 29,889	\$ 22,725	\$ 26,773



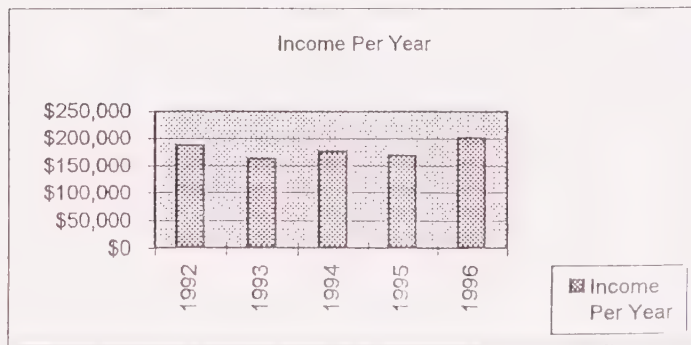
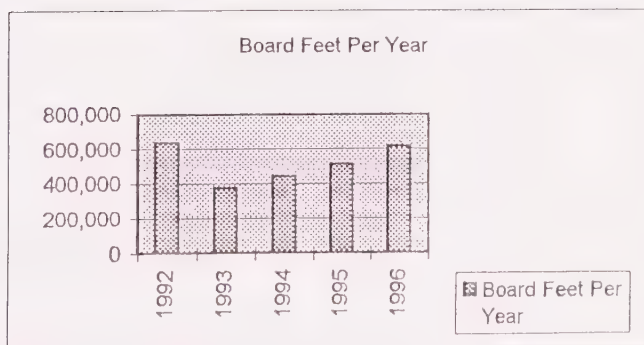
TIMBER HARVESTED AND BY-PRODUCTS

Board Feet Per Year

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Private/Public Forest	641,000	378,000	441,000	516,810	618,320

Income Per Year

Wood Sales, Permits	\$187,370	164,000	177,310	169,789	202,583
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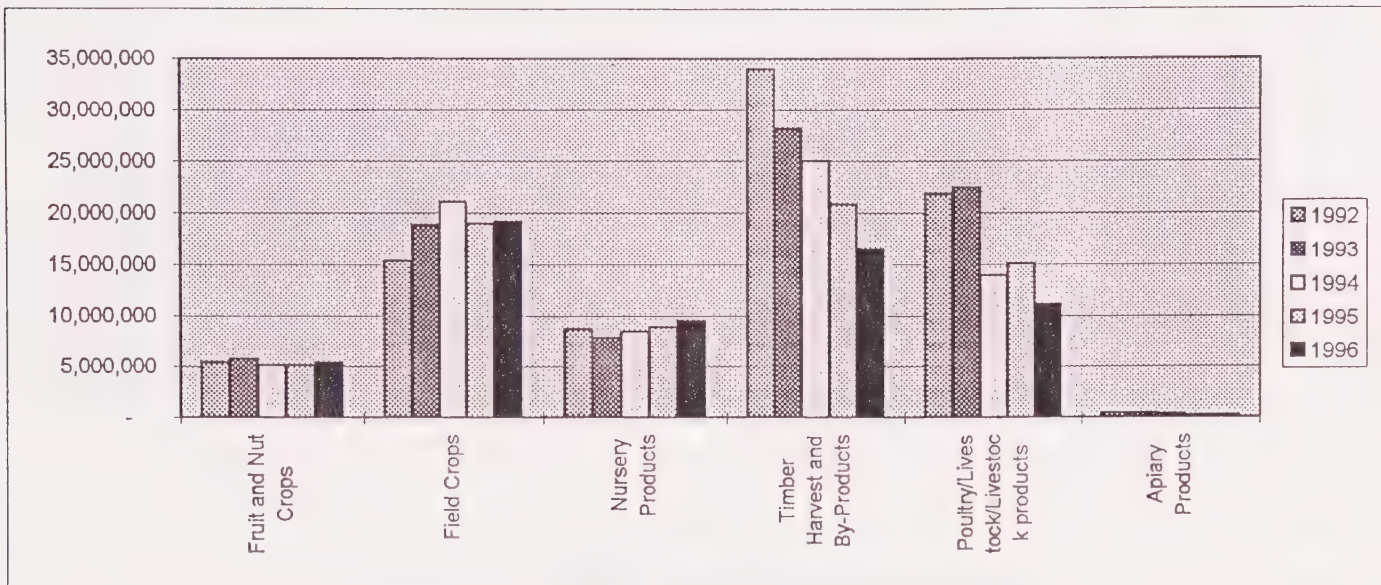


SOURCE: 1996 Agriculture Report

PLACER COUNTY AGRICULTURAL INCOME

1992-1996
(in thousands)

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Fruit and Nut Crops	5,442 \$	5,735 \$	5,149 \$	5,155 \$	5,406
Field Crops	15,349 \$	18,836 \$	21,076 \$	18,965 \$	19,192
Nursery Products	8,698 \$	7,825 \$	8,427 \$	8,856 \$	9,513
Timber Harvest and By-Prod	33,977 \$	28,206 \$	25,030 \$	20,822 \$	16,508
Poultry/Livestock/Livestock	24,348 \$	22,493 \$	17,010 \$	15,067 \$	13,521
Apiary Products	525 \$	512 \$	382 \$	241 \$	255
TOTAL AGRICULTURE INCO	88,339	83,607	77,075	69,105	64,395



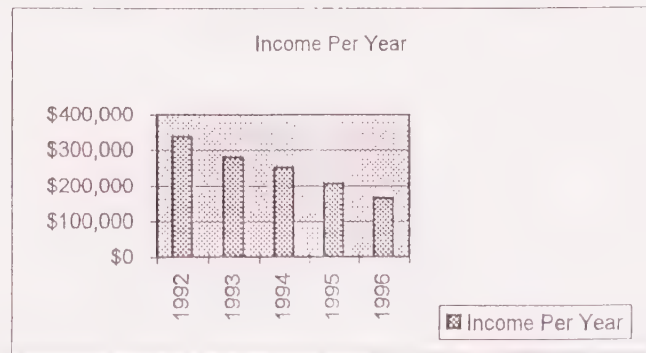
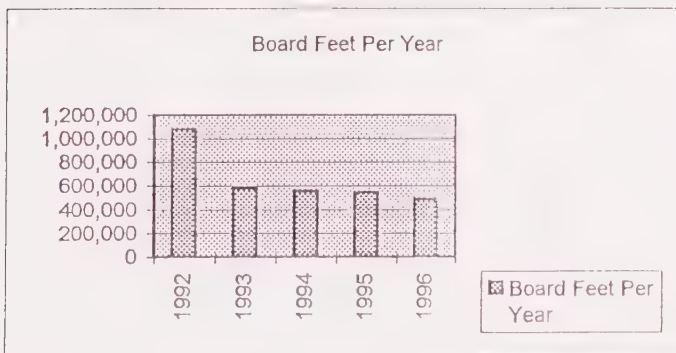
TIMBER HARVESTED AND BY-PRODUCTS

Board Feet Per Year

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Private/Public Forest	1,084,520	580,970	557,000	546,730	492,850

Income Per Year

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Wood Sales, Permits	\$339,770	\$282,060	\$250,300	\$208,220	\$165,080

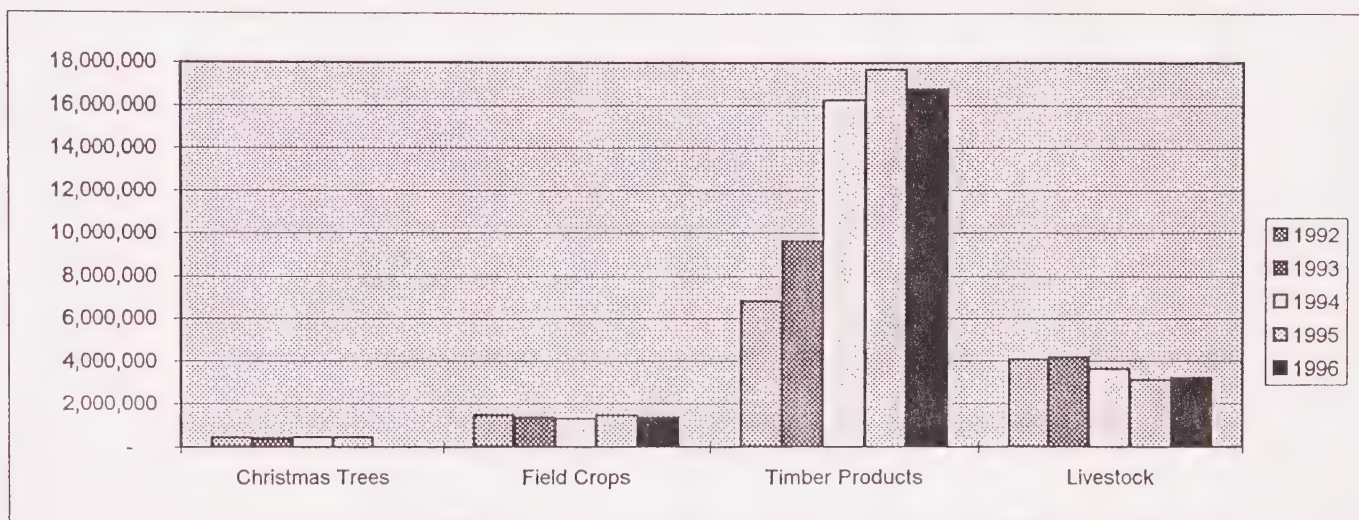


SOURCE: 1996 Agriculture Report

SIERRA COUNTY AGRICULTURAL INCOME

1992-1996
(in thousands)

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Nursery/Apiary/Seed/Fruit	9,000 \$	8,600 \$	8,700 \$	7,900 \$	7,000
Christmas Trees	450,000 \$	420,000 \$	442,500 \$	458,000 \$	N/A
Field Crops	1,516,700 \$	1,390,100 \$	1,331,300 \$	1,469,100 \$	1,379,800
Timber Products	6,831,000 \$	9,620,000 \$	16,220,000 \$	17,661,630 \$	16,760,501
Livestock	4,094,400 \$	4,179,500 \$	3,621,500 \$	3,135,200 \$	3,238,500
	<u>12,901,100 \$</u>	<u>15,618,200 \$</u>	<u>21,624,000 \$</u>	<u>22,731,830 \$</u>	<u>21,385,801</u>



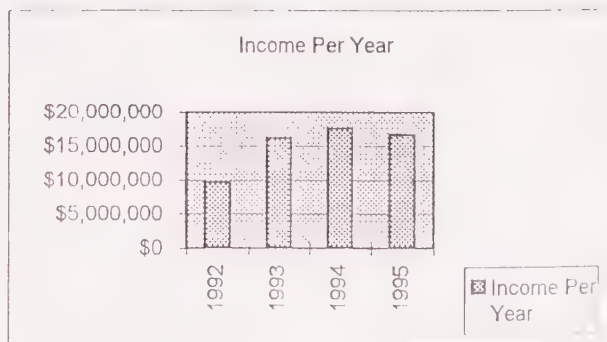
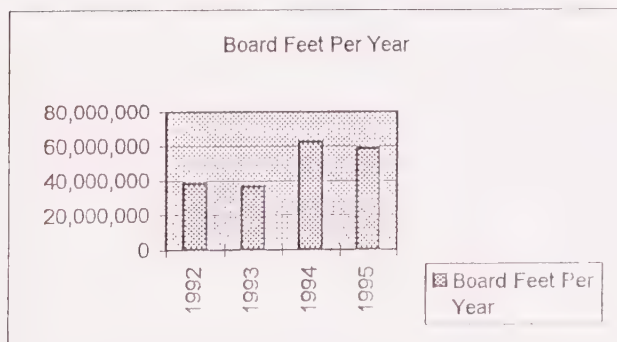
TIMBER HARVESTED AND BY-PRODUCTS

Board Feet Per Year

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
Private/Public Forest	38,100,000	36,600,000	62,828,000	58,327,000

Income Per Year

Wood Sales, Permits	\$9,620,000	\$16,220,000	\$17,661,630	\$16,760,501
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SOURCE: 1996 Agriculture Report

**NATIONAL FOREST RECEIPTS TO COUNTIES
1989-1996
IN SEDD AREA**

AREA	<u>FY 89</u>	<u>FY 90</u>	<u>FY 91</u>	<u>FY 92</u>	<u>FY 93</u>	<u>FY94</u>	<u>FY 95</u>	<u>FY 96</u>	% Change <u>95\96</u>
EL DORADO	\$2,625,489	\$3,952,344	\$3,805,749	\$3,815,367	\$4,387,525	\$5,449,917	\$760,467	\$1,014,224	33.4%
PLACER	1,674,460	1,687,935	1,285,734	1,382,686	1,174,586	1,462,683	468,031	478,470	2.2%
NEVADA	856,261	797,216	560,415	618,283	454,751	574,581	247,300	240,297	-2.8%
SIERRA	<u>2,037,872</u>	<u>1,920,227</u>	<u>1,435,309</u>	<u>1,603,038</u>	<u>1,068,735</u>	<u>6,503,270</u>	<u>667,260</u>	<u>620,349</u>	-7.0%
SEDD AREA	7,194,082	8,357,722	7,087,207	7,419,374	7,085,597	13,990,451	2,143,058	2,353,340	9.8%

NOTES:

Figures are rounded to nearest dollar, and are for fiscal years ending September 30th.

El Dorado County Receives its receipts from El Dorado, Tahoe and Toiyabe National Forests

Placer County receives its receipts from El Dorado and Tahoe National Forests

Nevada County receives its receipts from Tahoe and Toiyabe National Forests

Sierra County receives its receipts from Plumas, Tahoe and Toiyabe National Forests.

SOURCE: El Dorado, Tahoe, Plumas and Toiyabe National Forests

TIMBER HARVEST BY COUNTY JANUARY 1991 - DECEMBER 1996

COUNTY	1991 VALUE		1992 VALUE		1993 VALUE		1994 VALUE		1995 VALUE		1996 VALUE		1991-1996 percent	
													INCREASE/	INCREASE/
	MBF	000's	MBF	000's	MBF	000's	MBF	000's	MBF	000's	MBF	000's	DECLINE	DECREASE
													BF	VALUE
EL DORADO	191.6	30,095	152	33,690	242	95,521	129.1	67,355	124.5	45,799	73	25,675	-61.9%	-14.7%
NEVADA	65.3	10,957	64.1	18,737	58	16,426	44.1	17,730	51.6	16,978	62	20,258	-5.4%	84.9%
PLACER	124.1	23,517	108.5	33,977	37	28,205	55.7	25,026	54.6	20,822	49	16,508	-60.4%	-29.8%
SIERRA	48.7	6,831	38.1	9,622	36	16,223	34.6	13,764	62.8	17,661	58	16,760	19.7%	145.4%
SEDD AREA	429.7	71,400	362.7	96,026	373	156,375	263.5	123,875	293.5	101,260	242	79,201	-43.6%	10.9%

SOURCE: California Timber Harvest By County

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